



City of Hamilton

CITY COUNCIL AGENDA

25-001

Wednesday, January 22, 2025, 9:30 A.M.

Council Chambers

Hamilton City Hall

71 Main Street West

1. CALL TO ORDER

Call to Order

2. APPROVAL OF AGENDA

(Added Items, if applicable, will be noted with *)

3. DECLARATIONS OF INTEREST

4. CEREMONIAL ACTIVITIES

4.1 Staff Commendations - Culture and Tourism Team

4.2 Staff Commendations - Economic Development Team

5. APPROVAL OF MINUTES OF PREVIOUS MEETING

5.1 December 11, 2024

5.2 December 11, 2024 - Special

6. ITEMS FOR INFORMATION

- 6.1 City of Hamilton Integrity Commissioner's Report Regarding Citation: Kroetsch, Cameron re Encampment Litigation Debate Participation - DGB-HamiltonICI-2024-14 dated January 3, 2025.
- a. City of Hamilton Integrity Commissioner's Addendum Report Regarding Citation: Kroetsch, Cameron re Encampment Litigation Debate Participation - DGB-HamiltonICI-2024-14 dated January 3, 2025

7. COMMITTEE RECOMMENDATIONS

7.1 PC 25-001

Planning Committee minutes of the meeting held on January 14, 2025

7.2 GIC 25-001

General Issues Committee minutes of the meeting held on January 15, 2025

- a. Correspondence from the following individuals respecting a Municipal Land Transfer Tax, which is in reference to Item 7.4 of the General Issues Committee minutes of January 15, 2025,

Revenue Sources to Fund Council Priorities and Ongoing Operating and Capital Works (City Wide) (FCS24022(a)):

- (a) Annalisa Jani
- (b) Michael Berger
- (c) Carolyn Zaffuto
- (d) Steven Hill
- (e) Peter D'Antonio
- (f) The D'Antonio Family
- (g) Cindy Cloutier
- (h) Natalie Rendall
- (i) Ashley Blais
- (j) Griff Jones
- (k) Rose Cipriani
- (l) Andrea Iavarone
- (m) Ian Newhouse

Members of the public can contact the Clerk's Office to acquire the documents considered at this meeting, in an alternate format.

- (n) Soledad Cristina Mejia Gomez
- (o) Tashi Baburi
- (p) Lisa Prine
- (q) Artur Palej
- (r) Joanne Chiarelli
- (s) John Roumanis
- (t) Krystal Pfau
- (u) Erin Bowie
- (v) Rocco Rao
- (w) Stephen Hicks
- (x) Raymond Pelletier
- (y) Michael Di Genova
- (z) Stephanie Huffman
- (aa) Rachel VanDuzer
- (ab) Henry DePellegrin
- (ac) Andrew McCutchen
- (ad) Tara Todorovic
- (ae) Sarah Donnelly
- (af) Bradley G. Ellis
- (ag) Beverly Nyman
- (ah) Danielle Connelly
- (ai) Andrea Harley-Maddox
- (aj) Karolina Zanon
- (ak) Ana Jedryk
- (al) Nina & Andrew Morton
- (am) Dan Macdonald
- (an) Sandi Macdonald
- (ao) Sandi Macdonald
- (ap) Mary-Anne Hooper
- (aq) Michael and Jenn Richter, Double E Properties

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- (ar) Melissa Stone
- (as) DD Crowley
- (at) Jonah Santa-Barbara
- (au) JC Horvath
- (av) Kayla Zavarella
- (aw) Darlene Whitman
- (ax) Alanna Gotziaman
- (ay) Laura Gray
- (az) Maryann Hassani
- (ba) Gbenga Bosede
- (bb) Jodie Erwin
- (bc) Mitali Thakore
- (bd) Alina Radu
- (be) Coleen Bush
- (bf) Nikola Bucalo
- (bg) Chris Dorsman
- (bh) Jennifer Jones
- (bi) Ashleigh Eardley
- (bj) Noelly Rey
- (bk) Alanna C. Stephen, Escarpment Law Group
- (bl) Paula Candido Ward
- (bm) John Brunton
- (bn) Marta Swiecki
- (bo) Ranjit Samra
- (bp) Deby Morrison
- (bq) Erin Kittle
- (br) Rico Sacchini
- (bs) Sean Morrison
- (bt) Jason Pichette
- (bu) Debbie Parr

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- (bv) Lydia Lemus
- (bw) Shannon Sullivan
- (bx) Hannah Reinink
- (by) Natalie Stoltz
- (bz) Guy D'Alesio
- (ca) Charlie Robson
- (cb) Bryden Tait
- (cc) Chris and Les Sohar
- (cd) Jonathan Veruyn
- (ce) Kim MacLean
- (cf) Charles Wah
- (cg) Jason Scozzari
- (ch) Mike Chiarelli
- (ci) Phil Botting
- (cj) Brittany Asquith
- (ck) Spencer D'Ippolito
- (cl) Josh Perez
- (cm) Neil Quinto
- (cn) Adrian Hiscox
- (co) Terry Rogers
- (cp) Lisa Thompson
- (cq) Katie Shaw
- (cr) Jay Feth
- (cs) Stacey Adamson
- (ct) Arald Tudoran
- (cu) Jessica Salas
- (cv) Mirjana Stanic
- (cw) Samantha Bendo
- (cx) Anthony Godlewski
- (cy) Lisa Bezemer

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- (cz) Umar Altaf
- (da) Katie Richard
- (db) Chris Eyles
- (dc) Rob Kasowski
- (dd) Kevin Ras
- (de) Tyler Russell
- (df) Kim Osborne
- (dg) Jessica Claus
- (dh) Laurie Knudsen
- (di) Brittany Arsenault
- (dj) Jim Ali
- (dk) Olivia Rapson
- (dl) Katerina Wagner
- (dm) Colleen Joseph
- (dn) Rajeev Cherian
- (do) Alaina Evans
- (dp) Cheryl Ledamun
- (dq) Gary Heron
- (dr) Priscilla Ankamah
- (ds) Alok Chadha
- (dt) Justin Podmoroff
- (du) Chrissy Walker
- (dv) Daniela Bordac
- (dw) Lisa Sandhar
- (dx) Shawn Addison
- (dy) Parteek Purba
- (dz) Diana Faria Tragianis
- (ea) Jonathan Hutton
- (eb) Adam Landucci
- (ec) Julie Sergi

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- (ed) Michelle Dingwall
- (ee) Marnie Crompton
- (ef) Samantha Lefebvre
- (eg) Brian Martinson
- (eh) Selma Brisebois
- (ei) Jeannie Crawford
- (ej) Kimberly Hall
- (ek) Kirby Reschny
- (el) Fredene Plouffe
- (em) Krista Hann
- (en) Justin Woolcott
- (eo) Stacey Birett
- (ep) Nardine Shehadeh
- (eq) Brad MaGarrey
- (er) Ian Birnie
- (es) Monika Panz
- (et) Trista and Billy Pozeg
- (eu) Kimberley Leone
- (ev) Laurie Faber
- (ew) Kellen Miseferi
- (ex) Erin Pitt
- (ey) Tina (Christine) Bellavia
- (ez) Niusha Ghazban
- (fa) Janet Fahmi
- (fb) Annette G. Myers
- (fc) Harry Singh
- (fd) Justin Little
- (fe) Bob Hommersen
- (ff) Linda Olds
- (fg) Andy Krbavac

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(fh) Dipon Debnath
(fi) Annabelle Hannis
(fj) Luke Deboer
(fk) Carol Di Stefano
(fl) Angelo Di Stefano
(fm) Gerald and Valerie Righton
(fn) Peter Giannou
(fo) Negar Hosseini
(fp) Margaret Yong Ping
(fq) Thanu Vinay
(fr) Melanie Cunningham
(fs) Rachel Bellavia
(ft) Zac Willms
(fu) Archana Pimpale
(fv) Danielle Araiche
(fw) Deanna Brennan
(fx) Chris Pennycook
(fy) Alyssa Walker
(fz) Glenn MacLaren
(ga) Douglas Hazlett
(gb) Michelle Madley
(gc) Joey Crouse
(gd) Amir Ahmadi
(ge) Lori Ellis
(gf) Eileen Parker
(gg) Tiffany Funke
(gh) Alex Manore
(gi) Mahbuba Attayi
(gj) Yuriy Nesvit
(gk) Kp Singh

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(gl) Barry Miller
(gm) Parth Jani
(gn) Matthew Duffy
(go) Diane Price
(gp) Olga Tavares
(gq) Olurotimi Bola
(gr) Jackie McGowan
(gs) Phoebe Okereke
(gt) Jignesh Dave
(gu) Jap Arora
(gv) Vendy Volak
(gw) Kristina Kritikos
(gx) Nikroo Faragheh
(gy) Mark Vidovich
(gz) Mark Douglas
(ha) Patricia Hawke
(hb) Jules Morris
(hc) Michael Brejnik
(hd) Derek Doyle
(he) Craig Knapman
(hf) Cassandra Allen
(hg) Meltem Koseleci
(hh) Colleen Readhead
(hi) Kim McGinley
(hj) Nicole Dolphin
(hk) Tracey Fraser
(hl) Rui Pereira
(hm) Olivia & Justin Couto
(hn) Julie Brown
(ho) Wieslawa Baran

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- (hp) Natalie Malda
- (hq) Kelley Bartlett
- (hr) Hassan Jamil
- (hs) Brittany Arsenault
- (ht) Cody Spencer
- (hu) Joseph Sequeira
- (hv) Lynn Vandenbroek
- (hw) Lauren Richardson
- (hx) Peter Bartrem
- (hy) Lois Watson
- (hz) Joel Christie
- (ia) Bernadette Knowles
- (ib) Ankit Khanna
- (ic) Brandon Garth
- (id) Philip Anthony Kuca
- (ie) Jim Carter
- (if) Ron Lewyckyj
- (ig) Michael McDonald
- (ih) Doreen Ssenbulya
- (ii) M & F Cummins
- (ij) Denise Davis-Lawson
- (ik) Justin Brown
- (il) Alex Mustatea
- (im) Haroon Makhdoomi
- (in) Vito Pirri
- (io) Mike Filipe
- (ip) Katherine Howlett
- (iq) J. Katarzyna
- (ir) Fady Rassam
- (is) David and Heather Bosma

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- (it) Donald Lee Plouffe
- (iu) Gunjan Chadha
- (iv) Elaine Warren
- (iw) Michael Andrew
- (ix) Doug Folsetter
- (iy) Tobias Smulders
- (iz) Gary Vandervelde
- (ja) Nicole Vadervelde
- (jb) Robin Colville
- (jc) Ryan Manalo
- (jd) Shenti/Sylvia Bao
- (je) Peter Doma
- (jf) Sharon Caesar
- (jg) Honor Hughes
- (jh) Melissa Curtis
- (ji) Raji Purewal
- (jj) Kit Ward
- (jk) Ron Contenta
- (jl) Joanne Kennedy
- (jm) Heather O'Sullivan
- (jn) Isabel Zulian
- (jo) Oxana Polyakova
- (jp) Jim Duffy
- (jq) Nikki Hopwood
- (jr) David Balsdon
- (js) Vicky Urban
- (jt) Nicole Theroux
- (ju) Melissa Rogal
- (jv) Douglas VanDuzer
- (jw) Gerry Chopik

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- (jx) Hassan Rasul
- (jy) Sara Rahimi
- (jz) Gargi Mukherjee
- (ka) Self El-Sahly
- (kb) Ike Anselm Okereke
- (kc) Jo Anna Garcia
- (kd) Jackie Corcoran
- (ke) Marge Woodworth
- (kf) Cindy Zupanovic
- (kg) Michael Swick
- (kh) Paul Wheeler
- (ki) Ellen Boyce
- (kj) Amy Shugar
- (kk) S.A. Hache
- (kl) Fatima Contenta
- (km) Diana Siebenaler
- (kn) Gaye Males
- (ko) Brent Savp
- (kp) Nathan Olsen
- (kq) Cindy Mayor
- (kr) Demis Rasho
- (ks) Bill Derry
- (kt) Emma Hetherington
- (ku) Brianne Taylor
- (kv) Stewart Gilmour
- (kw) Ron Hunter
- (kx) Amey Hanna
- (ky) Kevin Andrew
- (kz) Paul Bellavia
- (la) Colin Gainham

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- (lb) Annette Sciarra
- (lc) Christine Le
- (ld) Jacob Poirier
- (le) Nancy Lutz
- (lf) Trishia Acorda
- (lg) Luigi Nunno
- (lh) Alexis Hapers
- (li) Stefanie Di Francesco
- (lj) Adam French
- (lk) Jolene Mosca
- (ll) Kim Smiley Wiley
- (lm) Mohammad Ali Hekmatian
- (ln) Heather Buchanan Curren
- (lo) Ken Mackenzie
- (lp) Melissa Vass Scott
- (lq) Karen Grover
- (lr) Allan & Marianne Hoffmann
- (ls) Mohammad Saleem Khan
- (lt) Greg Dunnett, President & CEO, Hamilton Chamber of Commerce
- (lu) Dwayne Patrie
- (lv) Raf Iwanski
- (lw) Craig Hamilton
- (lx) Pauline Oliver
- (ly) Albert Venditti
- (lz) Cheryl Vlajkov
- (ma) Michael Brierley
- (mb) Lori Bolton
- (mc) Karen VanDuzer
- (md) Wendy Brunner
- (me) Paul Langdon

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(mf) Brian Sunley
(mg) Chris Egan
(mh) Ken Adams
(mi) Sharmila Dave
(mj) Nicholas Marques
(mk) Donna Gill
(ml) Kyle Stewart
(mm) Colleen Adams
(mn) Judy Sykora, Daniella Sigman, Vlasta Bukovsky
(mo) Kristin LaCroix
(mp) Lauren Heinken
(mq) Catherine Sennett
(mr) Loredana and Anthony Nearchou
(ms) Gillian Ferber
(mt) Amanda Gibbons
(mu) Nirav Patel
(mv) Paul Martindale
(mw) Bonnie Wheeler
(mx) Phillip Maciel
(my) Dana Gain
(mz) Maureen Gilleece
(na) Paola D'Alesio
(nb) Nancy Lundy
(nc) Lisa Hamilton
(nd) Paul Busnello
(ne) Nelson Escada
(nf) Amanda Smith
(ng) Kaitlin Juraschka
(nh) Aldo Berlingieri
(ni) Laur-Ann Camus

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- (nj) Sharon Brennan
- (nk) Jacquilyn German
- (nl) Moe Hamzehian
- (nm) Jason Reid
- (nn) Susan Taylor
- (no) Timur Belir
- (np) Sue Kelly
- (nq) Anthony Valeri
- (nr) Maria Torres

- b. Correspondence from Mark Krawczynski respecting the use of Sam Manson Park, which is in reference to Item 9.1 of the General Issues Committee Minutes of January 15, 2025, the Adherence to the Encampment Protocol as

Revised and Approved by Council June 2024

7.3 AFAC 25-001

Audit, Finance and Administration Committee minutes of the meeting held on January 16, 2025

7.4 GIC-B 25-001 (To be distributed)

General Issues Committee - 2025 Tax Supported Budget minutes of the meeting held on January 20, 2025.

7.5 PHSC 25-001

Public Health Sub-Committee minutes of the meeting held on January 13, 2025

8. ITEMS FOR CONSIDERATION

9. MOTIONS

9.1 Inflation Rate for 2026

9.2 Amendment to Item 4 of the Audit, Finance and Administration Committee Report 21-022, respecting Investing in City Roads and Sidewalks Infrastructure with Canada Community - Building Funds, which was approved by Council on December 15, 2021

9.3 Chedoke Twin Pad Arena Sound Upgrades (Ward 14 Infrastructure Upgrade Via Area Rating Discretionary Account #3302109014)

Members of the public can contact the Clerk's Office to acquire the documents considered at this meeting, in an alternate format.

- 9.4 Amendment to Item 1 of Public Works Committee Report 22-013, respecting the Proposed Permanent Closure and Sale of Portion of Public Unassumed Alleyway Abutting 154 Lottridge Street, 798 Barton Street East, and 800 Barton Street East, Hamilton (Ward 3)

10. NOTICE OF MOTIONS

11. STATEMENT BY MEMBERS (non-debatable)

12. PRIVATE AND CONFIDENTIAL

12.1 Closed Session Minutes - December 11, 2024

Pursuant to Section 9.3, Sub-sections (b), (e) and (f) of the City's Procedural By-law 21-021, as amended, and Section 239(2), Sub-sections (b), (e) and (f) of the *Ontario Municipal Act, 2001*, as amended, as the subject matter pertains to personal matters about an identifiable individual, including City or local board employees; litigation or potential litigation, including matters before administrative tribunals, affecting the City or a local board; and advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

12.2 PC 25-001 Closed Session

Planning Committee Closed Session minutes of the meeting held on January 14, 2025

Pursuant to Section 9.3, Sub-sections (e), (f) and (k) of the City's Procedural By-law 21-021, as amended; 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.

12.3 GIC 25-001 Closed Session

General Issues Committee Closed Session minutes of the meeting held on January 15, 2025

Pursuant to Section 9.3, Sub-Sections (a), (f), (j) and (k) of the City's Procedural By-law 21-021, as amended, and Section 239(2), Sub-sections (a), (f), (j) and (k) of the *Ontario Municipal Act, 2001*, as amended, as the subject matter pertains to the security of the property of the City or a local board; advice that is subject to solicitor-client privilege, including communications necessary for that purpose; a trade secret or scientific, technical, commercial or financial information that belongs to the City or a local board and has monetary value or potential monetary value; 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 City or a local board.

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12.4 AFAC 25-001 Closed Session

Audit, Finance and Administration Committee Closed Session minutes of the meeting held on January 16, 2025

Pursuant to Section 9.3, Sub-section (a) of the City's Procedural By-law 21-021, as amended, and Section 239(2), Sub-section (a) of the *Ontario Municipal Act, 2001*, as amended, as the subject matter pertains to the security of the property of the municipality or local board.

12.5 Appeal to the Ontario Land Tribunal (OLT-22-004759) for Official Plan Amendment (UHOPA-21-014) and Zoning By-law Amendment Applications (ZAC-21-031) for Lands Located at 405 James Street North (Ward 2) (LS23012(e)) (To be distributed)

Pursuant to Section 9.3, Sub-section (f) of the City's Procedural By-law 21-021, as amended, and Section 239(2), Sub-section (a) of the *Ontario Municipal Act, 2001*, as amended, as the subject matter pertains to advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

13. BY-LAWS

13.1 003

Respecting Removal of Part Lot Control, Block 5, Registered Plan 62M-1290, Municipally Known as 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, and 284 Tanglewood Drive, Glanbrook
PLC-22-008
Ward: 11

13.2 004

To Designate Property Located at 265 Mill Street South, Flamborough, City of Hamilton as Property of Cultural Heritage Value
Ward: 15

13.3 005

To Designate Property Located at 24 Blake Street, City of Hamilton, as Property of Cultural Heritage Value
Ward: 3

13.4 006

To Designate Property Located at 311 Wilson Street East, Ancaster, City of Hamilton as Property of Cultural Heritage Value
Ward: 12

- 13.5 007
To Designate Property Located at 134 Cannon Street East, City of Hamilton as Property of Cultural Heritage Value
Ward: 2
- 13.6 008
To Amend By-law No. 15-058, A By-law Respecting Building Permits and Related Matters
Ward: City Wide
- 13.7 009
A By-law to Deem a Part of A Subdivision Not To Be Registered, Block 187, Block 188, and Block 189 of Registered Plan 62M-987
Ward: 10
- 13.8 010
To Adopt Official Plan Amendment No. 253 to the City of Hamilton Official Plan Respecting Rental Housing Protection Policies
Ward: 2
- 13.9 011
To Adopt Official Plan Amendment No. 215 to the Urban Hamilton Official Plan Respecting Rental Housing Protection Policies
Ward: City Wide
- 13.10 012
To Amend By-law No. 01-218, as amended, Being a By-law to Regulate On-Street Parking
Schedule 6 (Time Limit Parking)
Schedule 8 (No Parking Zones)
Schedule 9 (Alternate Side Parking Zones)
Schedule 12 (Permit Parking Zones)
Schedule 13 (No Stopping Zones)
Schedule 20 (School Bus Loading Zones)
Ward: 1, 3, 4, 10, 13, 15
- 13.11 013
To Establish City of Hamilton Land Described as Parts 1 and 2 on Plan 62R-12038 as a Public Highway to form part of Carlson Street
Ward: 9

Members of the public can contact the Clerk's Office to acquire the documents considered at this meeting, in an alternate format.

13.12 014

Being a By-law to Amend By-law No. 22-158, "City of Hamilton Community Benefits Charges By-law, 2022", To Revise Definitions and Policy Regarding Calculation of Community Benefits Charges
Ward: City Wide

13.13 015

To Confirm the Proceedings of City Council

14. ADJOURNMENT



CITY COUNCIL MINUTES 24-023

9:30 a.m.

December 11, 2024
Council Chamber (Hybrid)
Hamilton City Hall
71 Main Street West

Present: Mayor A. Horwath
Deputy Mayor J. Beattie
Councillors B. Clark, C. Cassar, E. Pauls, M. Francis, T. Hwang,
T. McMeekin, J.P. Danko, C. Kroetsch, T. Jackson (Virtually), M.
Spadafora, N. Nann, M. Tadeson (Virtually), A. Wilson and M. Wilson.

Mayor Horwath called the meeting to order and recognized that Council is meeting on the traditional territories of the Erie, Neutral, HuronWendat, Haudenosaunee and Mississaugas. This land is covered by the Dish with One Spoon Wampum Belt Covenant, which was an agreement between the Haudenosaunee and Anishinaabek to share and care for the resources around the Great Lakes. It was further acknowledged that this land is covered by the Between the Lakes Purchase, 1792, between the Crown and the Mississaugas of the Credit First Nation. The City of Hamilton is home to many Indigenous people from across Turtle Island (North America) and it was recognized that we must do more to learn about the rich history of this land so that we can better understand our roles as residents, neighbours, partners and caretakers.

APPROVAL OF THE AGENDA

The Clerk advised Council of the following changes to the agenda:

5. COMMUNICATIONS

5.5 Correspondence respecting Accessory Dwelling Units (ADUs):

- (d) Elizabeth Knight
- (e) Martha Howatt
- (f) Liam Keenan
- (g) Alex Adams
- (h) Louise Brownlee and Carole Holmes, GASP Co-Chairs
- (i) Lindsay Potts
- (j) Chris Heidebrecht
- (k) Erin Shacklette
- (l) Adam Clermont
- (m) Samantha Emmerson Maddison

- (n) Emma Cubbitt, Principal, Invizij Architects
- (o) Colin Longworth

Recommendation: Be received and referred to Item (h)(i) of the Planning Committee Report 24-018.

5.9 Correspondence respecting support for Christian Heritage Month:

- (as) Kristina Cherian
- (at) Roy Kuncheria

Recommendation: Be received and referred to the consideration of Item 7.3.

5.10 Correspondence from Nicki Glowacki, Chief Operating Officer and Genevieve Hiadysh, Vice President, Health, Fitness and Aquatics and Residence, YMCA Hamilton/Burlington/Brantford, requesting funds from the 2025 Budget.

Recommendation: Be received and referred to the Mayor for consideration.

7. MOTIONS

7.1 Hiring Freeze For Non-Essential Positions & Job Vacancy Report - REVISED

8. NOTICES OF MOTION

8.1 Financial Information Related to Overtime Budget Trends from 2019 to 2024

8.2 Matters Referred to the 2025 Tax Operating Budget

12. BY-LAWS AND CONFIRMING BY-LAW

233 To Establish City Land as Part of Alessio Drive
Ward: 8

(Pauls/Hwang)

That the agenda for the December 11, 2024 meeting of Council be approved, as amended.

Result: Motion CARRIED by a vote of 15 to 0, as follows:

- YES - Deputy Mayor - Ward 10 Councillor Jeff Beattie
- YES - Ward 12 Councillor Craig Cassar
- YES - Ward 9 Councillor Brad Clark
- YES - Ward 8 Councillor John-Paul Danko
- YES - Ward 5 Councillor Matt Francis
- YES - Mayor Andrea Horwath
- YES - Ward 4 Councillor Tammy Hwang
- YES - Ward 6 Councillor Tom Jackson
- YES - Ward 2 Councillor Cameron Kroetsch
- YES - Ward 15 Councillor Ted McMeekin
- YES - Ward 3 Councillor Nrinder Nann

YES - Ward 7 Councillor Esther Pauls
YES - Ward 14 Councillor Mike Spadafora
NOT PRESENT - Ward 11 Councillor Mark Tadeson
YES - Ward 13 Councillor Alex Wilson
YES - Ward 1 Councillor Maureen Wilson

DECLARATIONS OF INTEREST

There were no declarations of interest.

CEREMONIAL ACTIVITIES

3.1 Staff Commendations - Government Finance Officers Association (GFOA) Award

Marnie Cluckie, City Manager recognized the following staff members for their contributions in acquiring Distinguished Budget Award from the Government Finance Officers Association of the United States and Canada (GFOA) for its 2024 Budget which represents a significant achievement for the City of Hamilton:

Kayla Petrovsky Fleming, Supervisor - Budgets and Financial Planning
Tran Trang, Senior Financial Analyst
Matt Hilson, Senior Financial Analyst
Andreia Bevilacqua, Senior Business Applications Analyst – Budgets
Cyrus Patel, Senior Financial Analyst
Duncan Robertson, Supervisor - Budgets and Financial Planning
Kirk Weaver, Director - Financial Planning Administration and Policy
Brian McMullen, Director - Financial Planning Administration and Policy

In order to receive the Distinguished Budget Award, the entity has to satisfy nationally recognized guidelines for effective budget presentation, which are designed to assess how well the City's budget serves as a policy document; a financial plan; an operations guide and a communications device, and with all of their budget documents being rated "proficient" in all four categories, and in the fourteen mandatory criteria within those categories.

The Distinguished Budget Award is given to local governments that meet the highest principles of governmental budgeting and meet nationally recognized guidelines for effective budget presentation. With more than 1,700 participants in the GFOA Budget Awards Program, award recipients are recognized for efforts to enhance the quality of governmental budgeting and serve as exemplary models for other governments throughout North America, which reflects the commitment of the Council and staff in meeting the highest principles of governmental budgeting.

3.2 Winona Peach Festival Cheque Presentation

Robert (Bob) Lockwood, Winona Peach Festival President presented Mayor Horwath and Ward Councillor Jeff Beattie with a cheque for loan repayment.

APPROVAL OF MINUTES OF PREVIOUS MEETING**4. November 27, 2024 (Item 4.1) and December 4, 2024 – Special (Item 4.2)****(Kroetsch/Spadafora)**

That the Minutes of the November 27, 2024 and December 4, 2024 meetings of Council be approved, as presented.

Result: Motion CARRIED by a vote of 15 to 0, as follows:

YES - Deputy Mayor - Ward 10 Councillor Jeff Beattie
YES - Ward 12 Councillor Craig Cassar
YES - Ward 9 Councillor Brad Clark
YES - Ward 8 Councillor John-Paul Danko
YES - Ward 5 Councillor Matt Francis
YES - Mayor Andrea Horwath
YES - Ward 4 Councillor Tammy Hwang
YES - Ward 6 Councillor Tom Jackson
YES - Ward 2 Councillor Cameron Kroetsch
YES - Ward 15 Councillor Ted McMeekin
YES - Ward 3 Councillor Nrinder Nann
YES - Ward 7 Councillor Esther Pauls
YES - Ward 14 Councillor Mike Spadafora
NOT PRESENT - Ward 11 Councillor Mark Tadeson
YES - Ward 13 Councillor Alex Wilson
YES - Ward 1 Councillor Maureen Wilson

COMMUNICATIONS**(Beattie/Clark)**

That Council Communications 5.1 to 5.10 be approved, as presented, as follows:

- 5.1 Correspondence from the Township of Armour in support of the City of Hamilton's resolution opposing any proposed Provincial initiative that seeks to restrict or limit the autonomy of municipalities in implementing road safety measures.

Recommendation: Be received.

- 5.2 Correspondence from the Honourable Paul Calandra, Minister of Municipal Affairs and Housing respecting the implementation of the province's additional residential unit (ARU) framework.

Recommendation: Be received and referred to the General Manager of Planning and Economic Development for appropriate action.

- 5.3 Correspondence from the City of Guelph requesting support for their resolution to enable Municipalities to charge fees for use of Municipal property by gas utilities.

Recommendation: Be received.

- 5.4 Correspondence from LJ Main, President, LJM Communities respecting an update on the occupancy of LJM Tower at 2782 Barton St. E.

Recommendation: Be received.

- 5.5 Correspondence respecting Accessory Dwelling Units (ADUs):

- (a) Denise Hartford
- (b) Suzanne Sulikowski
- (c) Bianca Metz, The Giving Tree Consulting
- (d) Elizabeth Knight
- (e) Martha Howatt
- (f) Liam Keenan
- (g) Alex Adams
- (h) Louise Brownlee and Carole Holmes, GASP Co-Chairs
- (i) Lindsay Potts
- (j) Chris Heidebrecht
- (k) Erin Shacklette
- (l) Adam Clermont
- (m) Samantha Emmerson Maddison
- (n) Emma Cubbitt, Principal, Invizij Architects
- (o) Colin Longworth

Recommendation: Be received and referred to Item (h)(i) of the Planning Committee Report 24-018.

- 5.6 Correspondence from the City of Oshawa respecting the Process and Options for Appointment to the Hamilton-Oshawa Port Authority Board of Directors.

Recommendation: Be received and referred to the General Manager of Planning and Economic Development for appropriate action.

- 5.7 Correspondence from the Office of the Chief Medical Officer of Health, Ministry of Health respecting City of Hamilton's request for Governance Change.

Recommendation: Be received and referred to the Public Health Sub-Committee for information.

- 5.8 City of Hamilton Integrity Commissioner's Report respecting the Complaint regarding Mayor Horwath Use of Strong Mayor Powers Concerning 5 and 13 Lake Ave. S.

Recommendation: Be received.

- 5.9 Correspondence respecting support for Christian Heritage Month:

- (a) Henry Joldersma
- (b) Jacob Mathew
- (c) Cherry Muller
- (d) Rose Ciccone
- (e) Mary McGough

- (f) Matt and Mary Togeretz
- (g) Jerry Sankoorikal
- (h) John Girolami
- (i) Penny Enos
- (j) Gene and Sherry Romaniw
- (k) Ancy Sebastian
- (l) Paula Bernar
- (m) Asheena Austin
- (n) Kevin Tom Varghese
- (o) Sharon Mathew
- (p) p.Lisa Davis
- (q) Susan Castelli
- (r) Alice and Dan Cover
- (s) Sonya and Harold Schulz
- (t) Sunil George
- (u) Steve & Debbie Thorkildsen
- (v) Dan Cover
- (w) Kevin and Mary Dunn
- (x) Klaas Detmar
- (y) Tomy Chittinapilly
- (z) Annie Jos
- (aa) Tony Gosgnach
- (ab) Liju Sam Babu
- (ac) Kristylyn Cherian
- (ad) Ezzy Cheriyan
- (ae) Rajeev Cherian
- (af) Tomson Varghese
- (ag) Paskal Sanil
- (ah) Janeeta Mathew
- (ai) Mini John
- (aj) Larry and Joyce Webb
- (ak) Brian and Ruth Dunlop
- (al) James Joyce
- (am) Vivien Ajwang
- (an) Stephen Hamby and Family
- (ao) Virginia Wilkins
- (ap) Pastor Marcos Romero
- (aq) Amy Cowling
- (ar) Solomon Ikhuiwu
- (as) Kristina Cherian
- (at) Roy Kuncheria

Recommendation: Be received and referred to the consideration of Item 7.3.

- 5.10 Correspondence from Nicki Glowacki, Chief Operating Officer and Genevieve Hiadysh, Vice President, Health, Fitness and Aquatics and Residence, YMCA Hamilton/Burlington/Brantford, requesting funds from the 2025 Budget.

Recommendation: Be received and referred to the Mayor for consideration.

Result: Motion on the Communication Items, as presented, CARRIED by a vote of 15 to 0, as follows:

YES - Deputy Mayor - Ward 10 Councillor Jeff Beattie
YES - Ward 12 Councillor Craig Cassar
YES - Ward 9 Councillor Brad Clark
YES - Ward 8 Councillor John-Paul Danko
YES - Ward 5 Councillor Matt Francis
YES - Mayor Andrea Horwath
YES - Ward 4 Councillor Tammy Hwang
YES - Ward 6 Councillor Tom Jackson
YES - Ward 2 Councillor Cameron Kroetsch
YES - Ward 15 Councillor Ted McMeekin
YES - Ward 3 Councillor Nrinder Nann
YES - Ward 7 Councillor Esther Pauls
YES - Ward 14 Councillor Mike Spadafora
NOT PRESENT - Ward 11 Councillor Mark Tadeson
YES - Ward 13 Councillor Alex Wilson
YES - Ward 1 Councillor Maureen Wilson

(Beattie/Clark)

That Council move into Committee of the Whole for consideration of the Committee Reports.

Result: Motion CARRIED by a vote of 15 to 0, as follows:

YES - Deputy Mayor - Ward 10 Councillor Jeff Beattie
YES - Ward 12 Councillor Craig Cassar
YES - Ward 9 Councillor Brad Clark
YES - Ward 8 Councillor John-Paul Danko
YES - Ward 5 Councillor Matt Francis
YES - Mayor Andrea Horwath
YES - Ward 4 Councillor Tammy Hwang
YES - Ward 6 Councillor Tom Jackson
YES - Ward 2 Councillor Cameron Kroetsch
YES - Ward 15 Councillor Ted McMeekin
YES - Ward 3 Councillor Nrinder Nann
YES - Ward 7 Councillor Esther Pauls
YES - Ward 14 Councillor Mike Spadafora
NOT PRESENT - Ward 11 Councillor Mark Tadeson
YES - Ward 13 Councillor Alex Wilson
YES - Ward 1 Councillor Maureen Wilson

<p>HAMILTON ENTERPRISES HOLDING CORPORATION SHAREHOLDER REPORT 24-002</p>
--

(Danko/Hwang)

That the Hamilton Enterprises Holding Corporation Shareholder Report 24-002, being the meeting held on Wednesday, November 27, 2024, be received and the recommendations contained therein be approved.

Result: Motion on the Hamilton Enterprises Holding Corporation Shareholder Report 24-002, CARRIED by a vote of 15 to 0, as follows:

YES - Deputy Mayor - Ward 10 Councillor Jeff Beattie
YES - Ward 12 Councillor Craig Cassar
YES - Ward 9 Councillor Brad Clark
YES - Ward 8 Councillor John-Paul Danko
YES - Ward 5 Councillor Matt Francis
YES - Mayor Andrea Horwath
YES - Ward 4 Councillor Tammy Hwang
YES - Ward 6 Councillor Tom Jackson
YES - Ward 2 Councillor Cameron Kroetsch
YES - Ward 15 Councillor Ted McMeekin
YES - Ward 3 Councillor Nrinder Nann
YES - Ward 7 Councillor Esther Pauls
YES - Ward 14 Councillor Mike Spadafora
NOT PRESENT - Ward 11 Councillor Mark Tadeson
YES - Ward 13 Councillor Alex Wilson
YES - Ward 1 Councillor Maureen Wilson

<p align="center">HAMILTON UTILITIES CORPORATION SHAREHOLDER ANNUAL GENERAL MEETING REPORT 24-002</p>
--

(Danko/Hwang)

That the Hamilton Utilities Corporation Shareholder Annual General Meeting Report 24-002, being the meeting held on Wednesday, November 27, 2024, be received and the recommendations contained therein be approved.

Result: Motion on the Hamilton Utilities Corporation Shareholder Annual General Meeting Report 24-002, CARRIED by a vote of 15 to 0, as follows:

YES - Deputy Mayor - Ward 10 Councillor Jeff Beattie
YES - Ward 12 Councillor Craig Cassar
YES - Ward 9 Councillor Brad Clark
YES - Ward 8 Councillor John-Paul Danko
YES - Ward 5 Councillor Matt Francis
YES - Mayor Andrea Horwath
YES - Ward 4 Councillor Tammy Hwang
YES - Ward 6 Councillor Tom Jackson
YES - Ward 2 Councillor Cameron Kroetsch
YES - Ward 15 Councillor Ted McMeekin
YES - Ward 3 Councillor Nrinder Nann
YES - Ward 7 Councillor Esther Pauls
YES - Ward 14 Councillor Mike Spadafora
NOT PRESENT - Ward 11 Councillor Mark Tadeson
YES - Ward 13 Councillor Alex Wilson
YES - Ward 1 Councillor Maureen Wilson

GENERAL ISSUES COMMITTEE (RATE BUDGET) REPORT 24-019

(M. Wilson/Danko)

That General Issues Committee (Rate Budget) Report 24-019, being the meetings held from November 18, 2024 to November 28, 2024, be received.

Item 3, was voted on separately, as follows:

3. Stormwater Residential Fee (Generated From Item 5.1) (November 28, 2024)

- (a) That staff report to General Issues Committee in Q1 2025 with an analysis summarizing the factors contributing to the 2026 forecast change in the stormwater fee to \$270.10 per annum; and,
- (b) That staff identify any options that would further support the forecast stormwater management investments to realize a largely revenue neutral transition to a stormwater fee structure.

Result: Motion on Item 3 of the General Issues Committee (Rate Budget) Report 24-019, CARRIED by a vote of 13 to 2, as follows:

YES - Deputy Mayor - Ward 10 Councillor Jeff Beattie
YES - Ward 12 Councillor Craig Cassar
NO - Ward 9 Councillor Brad Clark
YES - Ward 8 Councillor John-Paul Danko
YES - Ward 5 Councillor Matt Francis
YES - Mayor Andrea Horwath
YES - Ward 4 Councillor Tammy Hwang
NO - Ward 6 Councillor Tom Jackson
YES - Ward 2 Councillor Cameron Kroetsch
YES - Ward 15 Councillor Ted McMeekin
YES - Ward 3 Councillor Nrinder Nann
YES - Ward 7 Councillor Esther Pauls
YES - Ward 14 Councillor Mike Spadafora
NOT PRESENT - Ward 11 Councillor Mark Tadeson
YES - Ward 13 Councillor Alex Wilson
YES - Ward 1 Councillor Maureen Wilson

Result: Motion on the balance of the General Issues Committee (Rate Budget) Report 24-019, CARRIED by a vote of 15 to 0, as follows:

YES - Deputy Mayor - Ward 10 Councillor Jeff Beattie
YES - Ward 12 Councillor Craig Cassar
YES - Ward 9 Councillor Brad Clark
YES - Ward 8 Councillor John-Paul Danko
YES - Ward 5 Councillor Matt Francis
YES - Mayor Andrea Horwath
YES - Ward 4 Councillor Tammy Hwang
YES - Ward 6 Councillor Tom Jackson
YES - Ward 2 Councillor Cameron Kroetsch

- YES - Ward 15 Councillor Ted McMeekin
- YES - Ward 3 Councillor Nrinder Nann
- YES - Ward 7 Councillor Esther Pauls
- YES - Ward 14 Councillor Mike Spadafora
- NOT PRESENT - Ward 11 Councillor Mark Tadeson
- YES - Ward 13 Councillor Alex Wilson
- YES - Ward 1 Councillor Maureen Wilson

PUBLIC WORKS COMMITTEE REPORT 24-017

(Spadafora/Pauls)

That Public Works Committee Report 24-017, being the meeting held on Monday, December 3, 2024, be received and the recommendations contained therein, be approved.

Result: Motion on the Public Works Committee Report 24-017, CARRIED by a vote of 15 to 0, as follows:

- YES - Deputy Mayor - Ward 10 Councillor Jeff Beattie
- YES - Ward 12 Councillor Craig Cassar
- YES - Ward 9 Councillor Brad Clark
- YES - Ward 8 Councillor John-Paul Danko
- YES - Ward 5 Councillor Matt Francis
- YES - Mayor Andrea Horwath
- YES - Ward 4 Councillor Tammy Hwang
- YES - Ward 6 Councillor Tom Jackson
- YES - Ward 2 Councillor Cameron Kroetsch
- YES - Ward 15 Councillor Ted McMeekin
- YES - Ward 3 Councillor Nrinder Nann
- YES - Ward 7 Councillor Esther Pauls
- YES - Ward 14 Councillor Mike Spadafora
- NOT PRESENT - Ward 11 Councillor Mark Tadeson
- YES - Ward 13 Councillor Alex Wilson
- YES - Ward 1 Councillor Maureen Wilson

PLANNING COMMITTEE REPORT 24-018

(Cassar/M. Wilson)

That Planning Committee Report 24-018, being the meeting held on Tuesday, December 3, 2024, be received and the recommendations contained therein be approved.

Result: Motion on the Planning Committee Report 24-018, CARRIED, by a vote of 15 to 0, as follows:

- YES - Deputy Mayor - Ward 10 Councillor Jeff Beattie
- YES - Ward 12 Councillor Craig Cassar
- YES - Ward 9 Councillor Brad Clark
- YES - Ward 8 Councillor John-Paul Danko
- YES - Ward 5 Councillor Matt Francis
- YES - Mayor Andrea Horwath
- YES - Ward 4 Councillor Tammy Hwang

YES - Ward 6 Councillor Tom Jackson
YES - Ward 2 Councillor Cameron Kroetsch
YES - Ward 15 Councillor Ted McMeekin
YES - Ward 3 Councillor Nrinder Nann
YES - Ward 7 Councillor Esther Pauls
YES - Ward 14 Councillor Mike Spadafora
NOT PRESENT - Ward 11 Councillor Mark Tadeson
YES - Ward 13 Councillor Alex Wilson
YES - Ward 1 Councillor Maureen Wilson

GENERAL ISSUES COMMITTEE REPORT 24-021

(Beattie/Clark)

That General Issues Committee Report 24-021, being the meeting held on Wednesday, December 4, 2024, be received and the recommendations contained therein, be approved.

(A. Wilson/Cassar)

That the consideration of General Issues Committee Report 24-021, be deferred until after the closed session portion of the meeting.

Result: Motion on the deferral of the General Issues Committee Report 24-021, CARRIED, by a vote of 15 to 0, as follows:

YES - Deputy Mayor - Ward 10 Councillor Jeff Beattie
YES - Ward 12 Councillor Craig Cassar
YES - Ward 9 Councillor Brad Clark
YES - Ward 8 Councillor John-Paul Danko
YES - Ward 5 Councillor Matt Francis
YES - Mayor Andrea Horwath
YES - Ward 4 Councillor Tammy Hwang
YES - Ward 6 Councillor Tom Jackson
YES - Ward 2 Councillor Cameron Kroetsch
YES - Ward 15 Councillor Ted McMeekin
YES - Ward 3 Councillor Nrinder Nann
YES - Ward 7 Councillor Esther Pauls
YES - Ward 14 Councillor Mike Spadafora
NOT PRESENT - Ward 11 Councillor Mark Tadeson
YES - Ward 13 Councillor Alex Wilson
YES - Ward 1 Councillor Maureen Wilson

AUDIT, FINANCE AND ADMINISTRATION COMMITTEE REPORT 24-022

(Hwang/Spadafora)

That Audit, Finance and Administration Committee Report 24-022, being the meeting held on Thursday, December 5, 2024, be received and the recommendations contained therein, be approved.

Result: Motion on the Audit, Finance and Administration Committee Report 24-022, CARRIED by a vote of 14 to 0, as follows:

YES - Deputy Mayor - Ward 10 Councillor Jeff Beattie
YES - Ward 12 Councillor Craig Cassar
YES - Ward 9 Councillor Brad Clark
YES - Ward 8 Councillor John-Paul Danko
YES - Ward 5 Councillor Matt Francis
YES - Mayor Andrea Horwath
YES - Ward 4 Councillor Tammy Hwang
NOT PRESENT - Ward 6 Councillor Tom Jackson
YES - Ward 2 Councillor Cameron Kroetsch
YES - Ward 15 Councillor Ted McMeekin
YES - Ward 3 Councillor Nrinder Nann
YES - Ward 7 Councillor Esther Pauls
YES - Ward 14 Councillor Mike Spadafora
NOT PRESENT - Ward 11 Councillor Mark Tadeson
YES - Ward 13 Councillor Alex Wilson
YES - Ward 1 Councillor Maureen Wilson

EMERGENCY AND COMMUNITY SERVICES COMMITTEE REPORT 24-010

(A. Wilson/Kroetsch)

That Emergency and Community Services Committee Report 24-010, being the meeting held on Thursday, December 5, 2024, be received and the recommendations contained therein, be approved.

Result: Motion on the Emergency and Community Services Committee Report 24-010, CARRIED by a vote of 14 to 0, as follows:

YES - Deputy Mayor - Ward 10 Councillor Jeff Beattie
YES - Ward 12 Councillor Craig Cassar
YES - Ward 9 Councillor Brad Clark
YES - Ward 8 Councillor John-Paul Danko
YES - Ward 5 Councillor Matt Francis
YES - Mayor Andrea Horwath
YES - Ward 4 Councillor Tammy Hwang
NOT PRESENT- Ward 6 Councillor Tom Jackson
YES - Ward 2 Councillor Cameron Kroetsch
YES - Ward 15 Councillor Ted McMeekin
YES - Ward 3 Councillor Nrinder Nann
YES - Ward 7 Councillor Esther Pauls
YES - Ward 14 Councillor Mike Spadafora
NOT PRESENT - Ward 11 Councillor Mark Tadeson
YES - Ward 13 Councillor Alex Wilson
YES - Ward 1 Councillor Maureen Wilson

(Beattie/Clark)

That Section 5.8(2) of the City's Procedural By-law 21-021, as Amended, which provides that a minimum of 2 days shall pass before the Report of a Standing Committee, the Selection Committee, or other Committee that reports directly to Council is presented to Council to provide adequate opportunity for review, be suspended in order to consider the Selection Committee for Agencies, Boards and Sub-Committees Report 24-009 of December 10, 2024.

Result: Motion CARRIED by a 2/3rds vote of 14 to 0, as follows:

YES - Deputy Mayor - Ward 10 Councillor Jeff Beattie
YES - Ward 12 Councillor Craig Cassar
YES - Ward 9 Councillor Brad Clark
YES - Ward 8 Councillor John-Paul Danko
YES - Ward 5 Councillor Matt Francis
YES - Mayor Andrea Horwath
YES - Ward 4 Councillor Tammy Hwang
NOT PRESENT - Ward 6 Councillor Tom Jackson
YES - Ward 2 Councillor Cameron Kroetsch
YES - Ward 15 Councillor Ted McMeekin
YES - Ward 3 Councillor Nrinder Nann
YES - Ward 7 Councillor Esther Pauls
YES - Ward 14 Councillor Mike Spadafora
NOT PRESENT - Ward 11 Councillor Mark Tadeson
YES - Ward 13 Councillor Alex Wilson
YES - Ward 1 Councillor Maureen Wilson

SELECTION COMMITTEE FOR AGENCIES, BOARDS AND SUB-COMMITTEES REPORT 24-009
--

(Cassar/A. Wilson)

That the Selection Committee for Agencies, Boards and Sub-Committees Report 24-009, held on Tuesday, December 10, 2024, be received and the recommendations contained therein be approved.

Result: Motion on the Selection Committee for Agencies, Boards and Sub-Committees Report 24-009, CARRIED by a vote of 14 to 0, as follows:

YES - Deputy Mayor - Ward 10 Councillor Jeff Beattie
YES - Ward 12 Councillor Craig Cassar
YES - Ward 9 Councillor Brad Clark
YES - Ward 8 Councillor John-Paul Danko
YES - Ward 5 Councillor Matt Francis
YES - Mayor Andrea Horwath
YES - Ward 4 Councillor Tammy Hwang
NOT PRESENT - Ward 6 Councillor Tom Jackson
YES - Ward 2 Councillor Cameron Kroetsch
YES - Ward 15 Councillor Ted McMeekin
YES - Ward 3 Councillor Nrinder Nann
YES - Ward 7 Councillor Esther Pauls

YES - Ward 14 Councillor Mike Spadafora
NOT PRESENT - Ward 11 Councillor Mark Tadeson
YES - Ward 13 Councillor Alex Wilson
YES - Ward 1 Councillor Maureen Wilson

(Beattie/Clark)

That Committee of the Whole rise as Council to report and confirm the actions taken in Committee of the Whole.

Result: Motion CARRIED by a vote of 14 to 0, as follows:

YES - Deputy Mayor - Ward 10 Councillor Jeff Beattie
YES - Ward 12 Councillor Craig Cassar
YES - Ward 9 Councillor Brad Clark
YES - Ward 8 Councillor John-Paul Danko
YES - Ward 5 Councillor Matt Francis
YES - Mayor Andrea Horwath
YES - Ward 4 Councillor Tammy Hwang
NOT PRESENT - Ward 6 Councillor Tom Jackson
YES - Ward 2 Councillor Cameron Kroetsch
YES - Ward 15 Councillor Ted McMeekin
YES - Ward 3 Councillor Nrinder Nann
YES - Ward 7 Councillor Esther Pauls
YES - Ward 14 Councillor Mike Spadafora
NOT PRESENT - Ward 11 Councillor Mark Tadeson
YES - Ward 13 Councillor Alex Wilson
YES - Ward 1 Councillor Maureen Wilson

(Beattie/Clark)

That Council move into Board of Health for consideration of the Public Health Sub-Committee report.

Result: Motion CARRIED by a vote of 14 to 0, as follows:

YES - Deputy Mayor - Ward 10 Councillor Jeff Beattie
YES - Ward 12 Councillor Craig Cassar
YES - Ward 9 Councillor Brad Clark
YES - Ward 8 Councillor John-Paul Danko
YES - Ward 5 Councillor Matt Francis
YES - Mayor Andrea Horwath
YES - Ward 4 Councillor Tammy Hwang
NOT PRESENT - Ward 6 Councillor Tom Jackson
YES - Ward 2 Councillor Cameron Kroetsch
YES - Ward 15 Councillor Ted McMeekin
YES - Ward 3 Councillor Nrinder Nann
YES - Ward 7 Councillor Esther Pauls
YES - Ward 14 Councillor Mike Spadafora
NOT PRESENT - Ward 11 Councillor Mark Tadeson
YES - Ward 13 Councillor Alex Wilson
YES - Ward 1 Councillor Maureen Wilson

PUBLIC HEALTH SUB-COMMITTEE REPORT 24-001
--

(Kroetsch/Cassar)

That Public Health Sub-Committee Report 24-001, being the meeting held on Monday, December 3, 2024, be received and the recommendations contained therein, be approved.

Result: Motion on the Public Health Sub-Committee Report 24-001, CARRIED by a vote of 14 to 0, as follows:

YES - Deputy Mayor - Ward 10 Councillor Jeff Beattie
YES - Ward 12 Councillor Craig Cassar
YES - Ward 9 Councillor Brad Clark
YES - Ward 8 Councillor John-Paul Danko
YES - Ward 5 Councillor Matt Francis
YES - Mayor Andrea Horwath
YES - Ward 4 Councillor Tammy Hwang
NOT PRESENT - Ward 6 Councillor Tom Jackson
YES - Ward 2 Councillor Cameron Kroetsch
YES - Ward 15 Councillor Ted McMeekin
YES - Ward 3 Councillor Nrinder Nann
YES - Ward 7 Councillor Esther Pauls
YES - Ward 14 Councillor Mike Spadafora
NOT PRESENT - Ward 11 Councillor Mark Tadeson
YES - Ward 13 Councillor Alex Wilson
YES - Ward 1 Councillor Maureen Wilson

(Beattie/Clark)

That Board of Health rise as Council to report and confirm the actions taken in Board of Health.

Result: Motion CARRIED by a vote of 14 to 0, as follows:

YES - Deputy Mayor - Ward 10 Councillor Jeff Beattie
YES - Ward 12 Councillor Craig Cassar
YES - Ward 9 Councillor Brad Clark
YES - Ward 8 Councillor John-Paul Danko
YES - Ward 5 Councillor Matt Francis
YES - Mayor Andrea Horwath
YES - Ward 4 Councillor Tammy Hwang
NOT PRESENT - Ward 6 Councillor Tom Jackson
YES - Ward 2 Councillor Cameron Kroetsch
YES - Ward 15 Councillor Ted McMeekin
YES - Ward 3 Councillor Nrinder Nann
YES - Ward 7 Councillor Esther Pauls
YES - Ward 14 Councillor Mike Spadafora
NOT PRESENT - Ward 11 Councillor Mark Tadeson
YES - Ward 13 Councillor Alex Wilson
YES - Ward 1 Councillor Maureen Wilson

MOTIONS

7.1 Hiring Freeze For Non-Essential Positions & Job Vacancy Report**(Spadafora/Francis)**

WHEREAS Council recently declared an Affordability Crisis in the City of Hamilton;

WHEREAS the City of Hamilton has approved two of the highest annual tax increases (a combined 11.2%) since the City's amalgamation in the year 2000;

WHEREAS the record tax increases passed in 2023 and 2024 added a historic level of new FTE positions, including 242.01 FTE in 2023 and 196.07 FTE in 2024;

WHEREAS salaries, wages and benefits make up the bulk of the City's operating budget;

WHEREAS the continued addition of new staff and enhanced services are financially unsustainable for renters, homeowners, and small and medium sized businesses;

WHEREAS, when factoring in the use of City reserves to offset larger property tax increases, overall budgeted increases in spending from 2020 through 2024 were 4.6%, 7.4%, 11.3%, 10.9%, and 11.2%, respectively;

WHEREAS, since 2012, when factoring in compounded property tax increases, including the proposed 6.9% property tax increase in 2025, property taxes have increased by 50%, while inflation between 2012 and 2024 was 32.41%;

WHEREAS City of Hamilton Finance Department staff project a 6.9% property tax increase in 2025, which will be yet again subsidized by reserves;

WHEREAS, using the concept of reserves to subsidize in-year property tax increases does not accurately reflect the actual property tax increase and is neither financially sustainable nor fiscally responsible;

THEREFORE, BE IT RESOLVED:

That staff be directed to report back through a Communication Update on or before January 15, 2025 with:

- (i) a comprehensive job vacancy report detailing the number and corresponding budgetary value of budgeted yet unfilled City of Hamilton staff positions; and
- (ii) information and options related to optimize the staffing process, including strategies to ensure resources are allocated effectively and efficiently to meet the City's priorities and service delivery goals, including investigating the implementation of a hiring freeze.

Result: Motion CARRIED by a vote of 13 to 1, as follows:

YES - Deputy Mayor - Ward 10 Councillor Jeff Beattie
YES - Ward 12 Councillor Craig Cassar
YES - Ward 9 Councillor Brad Clark
YES - Ward 8 Councillor John-Paul Danko
YES - Ward 5 Councillor Matt Francis
YES - Mayor Andrea Horwath
YES - Ward 4 Councillor Tammy Hwang
NOT PRESENT - Ward 6 Councillor Tom Jackson
YES - Ward 2 Councillor Cameron Kroetsch
YES - Ward 15 Councillor Ted McMeekin
YES - Ward 3 Councillor Nrinder Nann
YES - Ward 7 Councillor Esther Pauls
YES - Ward 14 Councillor Mike Spadafora
NOT PRESENT - Ward 11 Councillor Mark Tadeson
NO - Ward 13 Councillor Alex Wilson
YES - Ward 1 Councillor Maureen Wilson

7.2 City of Hamilton Advocacy at the Rural Ontario Municipal Association (ROMA) Annual Conference taking place in Toronto, Ontario in January, 2025

(Hwang/Cassar)

WHEREAS, the Rural Ontario Municipal Association (ROMA) is the rural voice of the Association of Municipalities of Ontario (AMO); and

WHEREAS, ROMA is committed to promoting, supporting and enhancing strong and effective rural governments and socially and economically sustainable rural communities, today and into the future.

THEREFORE, BE IT RESOLVED:

- (a) That Councillors T. Hwang, M. Tadeson, M. Wilson and J. Beattie be selected as the City of Hamilton's representatives at the Rural Ontario Municipal Association (ROMA) Annual Conference taking place in Toronto, Ontario in January 19 - 21, 2025; and,
- (b) That Council assumes all costs associated with Councillors T. Hwang, M. Tadeson, M. Wilson and J. Beattie's attendance at the Rural Ontario Municipal Association (ROMA) Annual Conference in Toronto, Ontario from the General Legislative Budget (300100).

Result: Motion CARRIED by a vote of 14 to 0, as follows:

YES - Deputy Mayor - Ward 10 Councillor Jeff Beattie
YES - Ward 12 Councillor Craig Cassar
YES - Ward 9 Councillor Brad Clark
YES - Ward 8 Councillor John-Paul Danko
YES - Ward 5 Councillor Matt Francis
YES - Mayor Andrea Horwath

YES - Ward 4 Councillor Tammy Hwang
NOT PRESENT - Ward 6 Councillor Tom Jackson
YES - Ward 2 Councillor Cameron Kroetsch
YES - Ward 15 Councillor Ted McMeekin
YES - Ward 3 Councillor Nrinder Nann
YES - Ward 7 Councillor Esther Pauls
YES - Ward 14 Councillor Mike Spadafora
NOT PRESENT - Ward 11 Councillor Mark Tadeson
YES - Ward 13 Councillor Alex Wilson
YES - Ward 1 Councillor Maureen Wilson

7.3 Support for Local Christian Faith Groups, Families and Individuals as they Celebrate *Their Faith* - **REVISED**

(Pauls/Beattie)

WHEREAS, it is the stated objective of Hamilton faith groups to promote love, diversity, and inclusion;

WHEREAS, Hamilton wishes to celebrate its role in creating and maintaining an open dialogue among people from different faiths, beliefs, and creeds;

WHEREAS, December is associated with the tradition of gift giving and the gathering of family, friends, and people of all faiths;

WHEREAS, Christian organizations and places of worship in Hamilton offer religious services, unique events, and initiatives that highlight a strong Christian heritage during December;

WHEREAS, Christian faith groups in Hamilton embody the beautiful and diverse threads that mirror the Canadian social fabric;

WHEREAS, throughout Canada, in each year, the month of December is to be known as "Christian Heritage Month" when Christians around the world prepare for their annual celebrations commemorating the birth of Jesus Christ; also known as Christmas. During this time, Christian faith groups utilize literature, art, music, gastronomy, and architecture to tell the stories of Jesus and his compassion, love, acceptance and the Good News of the Gospel he brought;

WHEREAS, Christianity is the most followed religion in our country, with more than half of the Canadian population identifying as members of the Christian faith. The Canadian Charter of Rights and Freedoms even mentions God in its very first sentence; and

WHEREAS, there are at least 35 Municipalities across Canada who have endorsed December as Christian Heritage Month including adjacent municipalities like Toronto, Burlington, Brantford and Niagara Falls.

THEREFORE, BE IT RESOLVED:

That the City of Hamilton supports local Christian faith groups, families and individuals as they celebrate *their faith*.

Result: Motion CARRIED by a vote of 12 to 2, as follows:

YES - Deputy Mayor - Ward 10 Councillor Jeff Beattie
YES - Ward 12 Councillor Craig Cassar
YES - Ward 9 Councillor Brad Clark
YES - Ward 8 Councillor John-Paul Danko
YES - Ward 5 Councillor Matt Francis
YES - Mayor Andrea Horwath
YES - Ward 4 Councillor Tammy Hwang
NOT PRESENT - Ward 6 Councillor Tom Jackson
NO - Ward 2 Councillor Cameron Kroetsch
YES - Ward 15 Councillor Ted McMeekin
YES - Ward 3 Councillor Nrinder Nann
YES - Ward 7 Councillor Esther Pauls
YES - Ward 14 Councillor Mike Spadafora
NOT PRESENT - Ward 11 Councillor Mark Tadeson
NO - Ward 13 Councillor Alex Wilson
YES - Ward 1 Councillor Maureen Wilson

7.4 Ward 3 Community Resilience Grants - Winter 2024 Allocations

(Nann/Hwang)

WHEREAS, Ward 3 receives non-property tax revenue arising from license agreements for cellular tower located at Tim Horton's Field at an annual amount of approximately \$35,000 and are required to be spent within the ward;

WHEREAS, these funds are allocated at the discretion of the Ward 3 Councillor in a manner that conforms to the criteria outlined in Appendix "A" to Procedures for Ward-Specific Funding Initiatives (FCS18014(a)) under the section entitled "Scenario 3: Grants" and ultimately require Council approval;

WHEREAS, over the past 6 years, direct investments through these funds have been used to invigorate public spaces, ensure access to programming for equity-deserving residents, beautify parks, increase food access, and provide support for cultural, arts, recreational and educational needs that have enhanced community well-being and improved community resilience in neighbourhoods across the ward;

WHEREAS, providing a more structured opportunity for residents to apply to these funds and be scored in a manner that is rigorous and document is important for ensuring equity in their distribution and maintaining trust and confidence in the fund distribution;

WHEREAS, the Ward 3 Office has implemented a new yearly grants process to allocate these funds twice annually, with the first intake having closed in November 2024;

WHEREAS, the Ward 3 Office has built on the best practices informed by the Ward 2 Office from the City's grant and finance staff;

WHEREAS, these funds are earmarked to build resilience and community in Ward 3, and allow financial support to residents and small groups who may otherwise lack access; and

WHEREAS, streamlining and promoting this small grant program has allowed more resident-led groups to know about and apply for this funding opportunity.

THEREFORE, BE IT RESOLVED:

- (a) That \$2,200 be allocated from the Ward 3 Non-Property Tax Revenue Account (3301609603) to Club 30 for costs associated with supporting tenant engagement and activities at CityHousing Hamilton building located at 30 Sanford Ave;
- (b) That \$2,200 be allocated from the Ward 3 Non-Property Tax Revenue Account (3301609603) to the Steel Town Athletic Club (STAC) for costs associated with supporting food security to program participants in Ward 3;
- (c) That \$2,200 be allocated from the Ward 3 Non-Property Tax Revenue Account (3301609603) to The Children's Garden Project for costs associated with the Annual Children's Fall Harvest Festival which takes place at Gage Park;
- (d) That \$1,750 be allocated from the Ward 3 Non-Property Tax Revenue Account (3301609603) to SOPEN for costs associated with Community Care Educational Series to take place at 541 Eatery & Exchange in Ward 3;
- (e) That \$1,750 be allocated from the Ward 3 Non-Property Tax Revenue Account (3301609603) to HAMSMART Community Health Collective as the fiscal sponsor for costs associated with Food Services programming that targets vulnerable residents in Ward 3;
- (f) That \$1,250 be allocated from the Ward 3 Non-Property Tax Revenue Account (3301609603) to 541 Eatery & Exchange for costs associated with developing and implementing the Ward 3 "Yellow Pages" - SkillShare Initiative;
- (g) That \$1,500 be allocated from the Ward 3 Non-Property Tax Revenue Account (3301609603) to Eva Rothwell Centre for costs associated to the QWEER Program;
- (h) That \$2,200 be allocated from the Ward 3 Non-Property Tax Revenue Account (3301609603) to the Hamilton Centre for Civic Inclusion as the fiscal sponsor to the Hamilton Chinese Association for costs associated with Lunar New Year and May Asian Heritage Month;
- (i) That \$2,200 be allocated from the Ward 3 Non-Property Tax Revenue Account (3301609603) to Somali Community in Hamilton for costs associated with youth sports programming in Ward 3; and

- (j) That the Mayor and City Clerk be authorized and directed to execute any required agreement(s) and ancillary documents, with such terms and conditions in a form satisfactory to the City Solicitor.

Result: Motion CARRIED by a vote of 12 to 0, as follows:

YES - Deputy Mayor - Ward 10 Councillor Jeff Beattie
YES - Ward 12 Councillor Craig Cassar
NOT PRESENT - Ward 9 Councillor Brad Clark
YES - Ward 8 Councillor John-Paul Danko
YES - Ward 5 Councillor Matt Francis
YES - Mayor Andrea Horwath
YES - Ward 4 Councillor Tammy Hwang
NOT PRESENT - Ward 6 Councillor Tom Jackson
YES - Ward 2 Councillor Cameron Kroetsch
YES - Ward 15 Councillor Ted McMeekin
YES - Ward 3 Councillor Nrinder Nann
NOT PRESENT - Ward 7 Councillor Esther Pauls
YES - Ward 14 Councillor Mike Spadafora
NOT PRESENT - Ward 11 Councillor Mark Tadeson
YES - Ward 13 Councillor Alex Wilson
YES - Ward 1 Councillor Maureen Wilson

(Francis/Kroetsch)

That the Council meeting recess until 1:10 p.m.

Result: Motion CARRIED by a vote of 12 to 0, as follows:

YES - Deputy Mayor - Ward 10 Councillor Jeff Beattie
YES - Ward 12 Councillor Craig Cassar
NOT PRESENT - Ward 9 Councillor Brad Clark
YES - Ward 8 Councillor John-Paul Danko
YES - Ward 5 Councillor Matt Francis
YES - Mayor Andrea Horwath
YES - Ward 4 Councillor Tammy Hwang
NOT PRESENT - Ward 6 Councillor Tom Jackson
YES - Ward 2 Councillor Cameron Kroetsch
YES - Ward 15 Councillor Ted McMeekin
YES - Ward 3 Councillor Nrinder Nann
NOT PRESENT - Ward 7 Councillor Esther Pauls
YES - Ward 14 Councillor Mike Spadafora
NOT PRESENT - Ward 11 Councillor Mark Tadeson
YES - Ward 13 Councillor Alex Wilson
YES - Ward 1 Councillor Maureen Wilson

The Council meeting reconvened at 1:14 p.m.

7.5 Financial Information Related to Overtime Budget Trends from 2019 to 2024 (formerly Item 8.1)

(a) (Spadafora/Beattie)

That the Rules of Order be suspended to allow for the introduction of a motion respecting Financial Information Related to Overtime Budget Trends from 2019 to 2024.

Result: Motion CARRIED by a 2/3rds vote of 12 to 0, as follows:

YES - Deputy Mayor - Ward 10 Councillor Jeff Beattie
YES - Ward 12 Councillor Craig Cassar
YES - Ward 9 Councillor Brad Clark
YES - Ward 8 Councillor John-Paul Danko
YES - Ward 5 Councillor Matt Francis
YES - Mayor Andrea Horwath
YES - Ward 4 Councillor Tammy Hwang
NOT PRESENT - Ward 6 Councillor Tom Jackson
YES - Ward 2 Councillor Cameron Kroetsch
NOT PRESENT - Ward 15 Councillor Ted McMeekin
YES - Ward 3 Councillor Nrinder Nann
NOT PRESENT - Ward 7 Councillor Esther Pauls
YES - Ward 14 Councillor Mike Spadafora
NOT PRESENT - Ward 11 Councillor Mark Tadeson
YES - Ward 13 Councillor Alex Wilson
YES - Ward 1 Councillor Maureen Wilson

(b) (Spadafora/Beattie)

WHEREAS, excessive overtime can lead to burnout and an unhealthy work-life balance;

WHEREAS, the most recent municipal audits conducted across the country, such as Edmonton and Calgary, highlight a growing reliance on overtime;

WHEREAS, a review of corporate overtime costs might yield savings without cutting services;

WHEREAS, Council has not received a comprehensive report pertaining to overtime financials for the 2023 and 2024 budget processes; and

WHEREAS, the new budget process provides less time for Councillors to receive and review financial information to present budget reduction motions for consideration.

THEREFORE, BE IT RESOLVED:

That staff be directed to report back ***through a Communication Update*** on or before January 31, 2025 with information related to chronic overtime trends, exclusive of factors such as the pandemic and the cybersecurity incident, for the years 2019 to 2024.

Result: Motion CARRIED by a vote of 15 to 0, as follows:

YES - Deputy Mayor - Ward 10 Councillor Jeff Beattie
YES - Ward 12 Councillor Craig Cassar
YES - Ward 9 Councillor Brad Clark
YES - Ward 8 Councillor John-Paul Danko
YES - Ward 5 Councillor Matt Francis
YES - Mayor Andrea Horwath
YES - Ward 4 Councillor Tammy Hwang
NOT PRESENT - Ward 6 Councillor Tom Jackson
YES - Ward 2 Councillor Cameron Kroetsch
YES - Ward 15 Councillor Ted McMeekin
YES - Ward 3 Councillor Nrinder Nann
YES - Ward 7 Councillor Esther Pauls
YES - Ward 14 Councillor Mike Spadafora
YES - Ward 11 Councillor Mark Tadeson
YES - Ward 13 Councillor Alex Wilson
YES - Ward 1 Councillor Maureen Wilson

7.6 Matters Referred to the 2025 Tax Operating Budget (formerly Item 8.2)

(a) (M. Wilson/Danko)

That the Rules of Order be suspended to allow for the introduction of a motion respecting Matters Referred to the 2025 Tax Operating Budget.

Result: Motion CARRIED by a 2/3rds vote of 15 to 0, as follows:

YES - Deputy Mayor - Ward 10 Councillor Jeff Beattie
YES - Ward 12 Councillor Craig Cassar
YES - Ward 9 Councillor Brad Clark
YES - Ward 8 Councillor John-Paul Danko
YES - Ward 5 Councillor Matt Francis
YES - Mayor Andrea Horwath
YES - Ward 4 Councillor Tammy Hwang
NOT PRESENT - Ward 6 Councillor Tom Jackson
YES - Ward 2 Councillor Cameron Kroetsch
YES - Ward 15 Councillor Ted McMeekin
YES - Ward 3 Councillor Nrinder Nann
YES - Ward 7 Councillor Esther Pauls
YES - Ward 14 Councillor Mike Spadafora
YES - Ward 11 Councillor Mark Tadeson
YES - Ward 13 Councillor Alex Wilson
YES - Ward 1 Councillor Maureen Wilson

(b) (M. Wilson/Danko)

WHEREAS, the General Issues Committee (Budget) on November 28, 2024, received a Memorandum respecting a Budget Process Update;

WHEREAS, over the past several months, there have been several referrals to the 2025 Tax Operating Budget for deliberation and approval; and

WHEREAS, those referrals to the 2025 Tax Operating Budget for deliberation and approval, should now be referred to the Mayor for consideration.

THEREFORE, BE IT RESOLVED:

That all matters referred to the 2025 Tax Operating Budget for deliberation and approval, be referred to the Mayor for consideration.

Result: Motion CARRIED by a vote of 16 to 0, as follows:

- YES - Deputy Mayor - Ward 10 Councillor Jeff Beattie
- YES - Ward 12 Councillor Craig Cassar
- YES - Ward 9 Councillor Brad Clark
- YES - Ward 8 Councillor John-Paul Danko
- YES - Ward 5 Councillor Matt Francis
- YES - Mayor Andrea Horwath
- YES - Ward 4 Councillor Tammy Hwang
- YES - Ward 6 Councillor Tom Jackson
- YES - Ward 2 Councillor Cameron Kroetsch
- YES - Ward 15 Councillor Ted McMeekin
- YES - Ward 3 Councillor Nrinder Nann
- YES - Ward 7 Councillor Esther Pauls
- YES - Ward 14 Councillor Mike Spadafora
- YES - Ward 11 Councillor Mark Tadeson
- YES - Ward 13 Councillor Alex Wilson
- YES - Ward 1 Councillor Maureen Wilson

NOTICES OF MOTION

Councillor Francis introduced the following Notice of Motion:

8.3 Buy Local and Canadian First Procurement Policy

WHEREAS, we have local and Canadian businesses who can provide the necessary materials and services for the City of Hamilton

WHEREAS, we are experiencing worsening economic conditions and threats of US tariffs and should be supporting local and Canadian businesses and unions jobs

WHEREAS, Canadian products are superior in quality and safety to international products and comply with local regulations

THEREFORE BE IT RESOLVED:

That staff be directed to report back to Council on the feasibility of having procurement adopt a buy local and Canadian first approach before making purchases for the City of Hamilton.

Councillor Clark introduced the following Notice of Motion:

8.4 Inflation Rate for 2026

That the Mayor be requested to use her authority to instruct staff to submit to GIC Budget Committee how they will operate with an inflation rate (2.5%) increase for 2026.

STATEMENTS BY MEMBERS

Members of Council used this opportunity to discuss matters of general interest.

COUNCIL COMMUNICATION UPDATES

(Beattie/Clark)

That the listing of Council Communication Updates from November 22, 2024 to December 5, 2024, be received.

Result: Motion on the Council Communication Updates from November 22, 2024 to December 5, 2024, CARRIED by a vote of 15 to 0, as follows:

- YES - Deputy Mayor - Ward 10 Councillor Jeff Beattie
- YES - Ward 12 Councillor Craig Cassar
- YES - Ward 9 Councillor Brad Clark
- YES - Ward 8 Councillor John-Paul Danko
- NOT PRESENT - Ward 5 Councillor Matt Francis
- YES - Mayor Andrea Horwath
- YES - Ward 4 Councillor Tammy Hwang
- YES - Ward 6 Councillor Tom Jackson
- YES - Ward 2 Councillor Cameron Kroetsch
- YES - Ward 15 Councillor Ted McMeekin
- YES - Ward 3 Councillor Nrinder Nann
- YES - Ward 7 Councillor Esther Pauls
- YES - Ward 14 Councillor Mike Spadafora
- YES - Ward 11 Councillor Mark Tadeson
- YES - Ward 13 Councillor Alex Wilson
- YES - Ward 1 Councillor Maureen Wilson

PRIVATE AND CONFIDENTIAL

Council determined that discussion of Item 11.1 was not required in Closed Session; therefore, the matter was addressed in Open Session, as follows:

11.1 Closed Session Minutes – November 27, 2024

(McMeekin/Kroetsch)

That the Closed Session Minutes dated November 27, 2024 be approved, as presented, and remain confidential.

Result: Motion CARRIED by a vote of 16 to 0, as follows:

YES - Deputy Mayor - Ward 10 Councillor Jeff Beattie
YES - Ward 12 Councillor Craig Cassar
YES - Ward 9 Councillor Brad Clark
YES - Ward 8 Councillor John-Paul Danko
YES - Ward 5 Councillor Matt Francis
YES - Mayor Andrea Horwath
YES - Ward 4 Councillor Tammy Hwang
YES - Ward 6 Councillor Tom Jackson
YES - Ward 2 Councillor Cameron Kroetsch
YES - Ward 15 Councillor Ted McMeekin
YES - Ward 3 Councillor Nrinder Nann
YES - Ward 7 Councillor Esther Pauls
YES - Ward 14 Councillor Mike Spadafora
YES - Ward 11 Councillor Mark Tadeson
YES - Ward 13 Councillor Alex Wilson
YES - Ward 1 Councillor Maureen Wilson

(A. Wilson/Hwang)

That Council move into Closed Session at 2:10 p.m. to discuss Item 22 of the General Issues Committee Report 24-021 respecting General Litigation Update (LS23027(c)) (City Wide) pursuant to Section 9.3, Sub-sections (b), (e) and (f) of the City's Procedural By-law 21-021, as amended, and Section 239(2), Sub-sections (b), (e) and (f) of the *Ontario Municipal Act, 2001*, as amended, as the subject matter pertains to personal matters about an identifiable individual, including City or local board employees; litigation or potential litigation, including matters before administrative tribunals, affecting the City or a local board; and advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

Result: Motion CARRIED by a vote of 15 to 0, as follows:

YES - Deputy Mayor - Ward 10 Councillor Jeff Beattie
YES - Ward 12 Councillor Craig Cassar
YES - Ward 9 Councillor Brad Clark
YES - Ward 8 Councillor John-Paul Danko
YES - Ward 5 Councillor Matt Francis
YES - Mayor Andrea Horwath
YES - Ward 4 Councillor Tammy Hwang
YES - Ward 6 Councillor Tom Jackson
YES - Ward 2 Councillor Cameron Kroetsch
NOT PRESENT - Ward 15 Councillor Ted McMeekin
YES - Ward 3 Councillor Nrinder Nann
YES - Ward 7 Councillor Esther Pauls
YES - Ward 14 Councillor Mike Spadafora
YES - Ward 11 Councillor Mark Tadeson
YES - Ward 13 Councillor Alex Wilson
YES - Ward 1 Councillor Maureen Wilson

Council reconvened in Open Session at 2:18 p.m.

GENERAL ISSUES COMMITTEE REPORT 24-021

(Beattie/Clark)

That General Issues Committee Report 24-021, being the meeting held on Wednesday, December 4, 2024, be received and the recommendations contained therein, be approved.

(A. Wilson/Cassar)

That Item 22 of the General Issues Committee Report 24-021, be *amended* to read as follows:

22. General Litigation Update (LS23027(c)) (City Wide) (Added Item 14.4)

- (a) That the directions provided to staff in Closed Session, *as Amended*, respecting Report LS23027(c), General Litigation Update, be approved and remain confidential; and,
- (b) That Report LS23027(c), respecting General Litigation Update and all Appendices remain confidential.

Result: Amendment to Item 22 of the General Issues Committee Report 24-021, CARRIED by a vote of 14 to 0, as follows:

YES - Deputy Mayor - Ward 10 Councillor Jeff Beattie
YES - Ward 12 Councillor Craig Cassar
YES - Ward 9 Councillor Brad Clark
YES - Ward 8 Councillor John-Paul Danko
YES - Ward 5 Councillor Matt Francis
NOT PRESENT - Mayor Andrea Horwath
YES - Ward 4 Councillor Tammy Hwang
YES - Ward 6 Councillor Tom Jackson
YES - Ward 2 Councillor Cameron Kroetsch
NOT PRESENT - Ward 15 Councillor Ted McMeekin
YES - Ward 3 Councillor Nrinder Nann
YES - Ward 7 Councillor Esther Pauls
YES - Ward 14 Councillor Mike Spadafora
YES - Ward 11 Councillor Mark Tadeson
YES - Ward 13 Councillor Alex Wilson
YES - Ward 1 Councillor Maureen Wilson

Result: Motion on the balance of the General Issues Committee Report 24-021, As Amended, CARRIED by a vote of 15 to 0, as follows:

YES - Deputy Mayor - Ward 10 Councillor Jeff Beattie
YES - Ward 12 Councillor Craig Cassar
YES - Ward 9 Councillor Brad Clark
YES - Ward 8 Councillor John-Paul Danko
YES - Ward 5 Councillor Matt Francis
YES - Mayor Andrea Horwath
YES - Ward 4 Councillor Tammy Hwang
YES - Ward 6 Councillor Tom Jackson

YES - Ward 2 Councillor Cameron Kroetsch
 NOT PRESENT - Ward 15 Councillor Ted McMeekin
 YES - Ward 3 Councillor Nrinder Nann
 YES - Ward 7 Councillor Esther Pauls
 YES - Ward 14 Councillor Mike Spadafora
 YES - Ward 11 Councillor Mark Tadeson
 YES - Ward 13 Councillor Alex Wilson
 YES - Ward 1 Councillor Maureen Wilson

BY-LAWS AND CONFIRMING BY-LAW

(Beattie/Clark)

That Bills No. 24-219 to No. 24-234 be passed, and that the Corporate Seal be affixed thereto, and that the By-laws, be numbered, be signed by the Mayor and the City Clerk to read as follows:

- 219 Respecting Removal of Part Lot Control, Blocks 84, 85 and 87, Registered Plan of Subdivision No. 62M-1298, Municipally Known as 32, 34, 36, 38, 40, 42, 44 and 46 Blain Drive (Block 84); 50, 52, 54, 56, 58, 60, 62, and 64 Blain Stive (Block 85); 127, 129, 131, 133, 135, 137, 139, and 141 Alway Road (Block 87), Glanbrook
 Ward: 11
 PLC-24-009

- 220 To Amend By-law No. 21-247 - Hamilton 90 Carling Street Municipal Housing Project Facilities By-law
 Ward: 1

- 221 To Amend By-law No. 15-091, Being the Roads - Equipment Installation By-law
 Ward: City Wide

- 222 To Amend By-law No. 86-77, Being the Streets By-law
 Ward: City Wide

- 223 To Amend By-law No. 01-218, as amended, Being a By-law to Regulate On-Street Parking
 Schedule 6 (Time Limit Parking)
 Schedule 8 (No Parking Zones)
 Schedule 12 (Permit Parking Zones)
 Schedule 13 (No Stopping Zones)
 Schedule 20 (School Bus Loading Zones)
 Ward: 2, 3, 4, 7, 9, 10, 11, 12, 15

- 224 Respecting the Appointments of a Chief Building Official, Deputies and Inspectors and to Repeal By-law No. 22-270
 Ward: City Wide

- 225 To Adopt Official Plan Amendment No. 208 to the Urban Hamilton Official Plan, Respecting 582 and 584 Highway No. 8 (former City of Stoney Creek)
 Ward: 10

- 226 To Amend Zoning By-law No. 3692-92 with Respect to Lands Located at 582 and 584 Highway No. 8, Stoney Creek
ZAC-21-011
Ward: 10
- 227 To Amend Zoning By-law No. 05-200 Respecting Lands Located at 760 Stone Church Road East, 153 and 224 Eaglewood Drive, and 49 Eleanor Avenue, Hamilton
ZAC-23-016
Ward: 6
- 228 Being a By-law to Appoint a Treasurer and Deputy Treasurers and to Repeal By-law Nos. 13-016 and 17-161
Ward: City Wide
- 229 To Amend By-law No. 21-021, A By-law to Govern the Proceedings of City Council
Ward: City Wide
- 230 A By-law to Establish the 2025 Water and Wastewater/Storm Fees and Charges for Services, Activities and Use of Property Provided by the City of Hamilton
Ward: City Wide
- 231 To Adopt Official Plan Amendment No. 223 to the Urban Hamilton Official Plan, Respecting 9555 Airport Road West (Glanbrook)
Ward: 11
- 232 To amend Zoning By-law No. 05-200 with respect to lands located at 9555 Airport Road West, Glanbrook
Ward: 10
- 233 To Establish City Land as Part of Alessio Drive
Ward: 8
- 234 To Confirm Proceedings of Council

(Cassar/Kroetsch)

That Schedule 8 (No Parking Zones) of Bill 223, To Amend By-law No. 01-218, as amended, Being a By-law to Regulate On-Street Parking, be **amended** to delete 'Hatton Drive – West & South, Enmore Avenue to 102 m south-easterly', in order to provide staff with an opportunity to consult with the nearby businesses.

Result: Amendment CARRIED by a vote of 15 to 0, as follows:

- YES - Deputy Mayor - Ward 10 Councillor Jeff Beattie
- YES - Ward 12 Councillor Craig Cassar
- YES - Ward 9 Councillor Brad Clark
- YES - Ward 8 Councillor John-Paul Danko
- YES - Ward 5 Councillor Matt Francis
- YES - Mayor Andrea Horwath
- YES - Ward 4 Councillor Tammy Hwang
- YES - Ward 6 Councillor Tom Jackson

YES - Ward 2 Councillor Cameron Kroetsch
NOT PRESENT - Ward 15 Councillor Ted McMeekin
YES - Ward 3 Councillor Nrinder Nann
YES - Ward 7 Councillor Esther Pauls
YES - Ward 14 Councillor Mike Spadafora
YES - Ward 11 Councillor Mark Tadeson
YES - Ward 13 Councillor Alex Wilson
YES - Ward 1 Councillor Maureen Wilson

Result: MAIN MOTION, as Amended, CARRIED by a vote of 15 to 0, as follows:

YES - Deputy Mayor - Ward 10 Councillor Jeff Beattie
YES - Ward 12 Councillor Craig Cassar
YES - Ward 9 Councillor Brad Clark
YES - Ward 8 Councillor John-Paul Danko
YES - Ward 5 Councillor Matt Francis
YES - Mayor Andrea Horwath
YES - Ward 4 Councillor Tammy Hwang
YES - Ward 6 Councillor Tom Jackson
YES - Ward 2 Councillor Cameron Kroetsch
NOT PRESENT - Ward 15 Councillor Ted McMeekin
YES - Ward 3 Councillor Nrinder Nann
YES - Ward 7 Councillor Esther Pauls
YES - Ward 14 Councillor Mike Spadafora
YES - Ward 11 Councillor Mark Tadeson
YES - Ward 13 Councillor Alex Wilson
YES - Ward 1 Councillor Maureen Wilson

(Hwang/Tadeson)

That, there being no further business, City Council be adjourned at 2:29 p.m.

Result: Motion CARRIED by a vote of 15 to 0, as follows:

YES - Deputy Mayor - Ward 10 Councillor Jeff Beattie
YES - Ward 12 Councillor Craig Cassar
YES - Ward 9 Councillor Brad Clark
YES - Ward 8 Councillor John-Paul Danko
YES - Ward 5 Councillor Matt Francis
YES - Mayor Andrea Horwath
YES - Ward 4 Councillor Tammy Hwang
YES - Ward 6 Councillor Tom Jackson
YES - Ward 2 Councillor Cameron Kroetsch
NOT PRESENT - Ward 15 Councillor Ted McMeekin
YES - Ward 3 Councillor Nrinder Nann
YES - Ward 7 Councillor Esther Pauls
YES - Ward 14 Councillor Mike Spadafora
YES - Ward 11 Councillor Mark Tadeson

YES - Ward 13 Councillor Alex Wilson
YES - Ward 1 Councillor Maureen Wilson

Respectfully submitted,

Mayor Andrea Horwath

Matthew Trennum
City Clerk
Office of the City Clerk



SPECIAL CITY COUNCIL MINUTES 24-024

2:43 p.m.

December 11, 2024

Council Chambers

Hamilton City Hall, 71 Main Street West

Present: Mayor A. Horwath
Deputy Mayor J. Beattie
Councillors C. Cassar; B. Clark; J.P. Danko; M. Francis; T. Hwang;
T. Jackson (virtually); C. Kroetsch; N. Nann; E. Pauls; M. Spadafora;
A. Wilson and M. Wilson

**Absent
with Regrets:** Councillors M. Tadeson and T. McMeekin

Mayor Horwath called the meeting to order and recognized that Council is meeting on the traditional territories of the Erie, Neutral, HuronWendat, Haudenosaunee and Mississaugas. This land is covered by the Dish with One Spoon Wampum Belt Covenant, which was an agreement between the Haudenosaunee and Anishinaabek to share and care for the resources around the Great Lakes. It was further acknowledged that this land is covered by the Between the Lakes Purchase, 1792, between the Crown and the Mississaugas of the Credit First Nation. The City of Hamilton is home to many Indigenous people from across Turtle Island (North America) and it was recognized that we must do more to learn about the rich history of this land so that we can better understand our roles as residents, neighbours, partners and caretakers.

APPROVAL OF THE AGENDA

The Clerk advised that there were no changes to the agenda.

(Kroetsch/Spadafora)

That the agenda for the December 11, 2024 Special meeting of Council be approved, as presented.

Result: Motion CARRIED by a vote of 13 to 0, as follows:

YES - Deputy Mayor - Ward 10 Councillor Jeff Beattie
YES - Ward 12 Councillor Craig Cassar
YES - Ward 9 Councillor Brad Clark
YES - Ward 8 Councillor John-Paul Danko

YES - Ward 5 Councillor Matt Francis
YES - Mayor Andrea Horwath
YES - Ward 4 Councillor Tammy Hwang
YES - Ward 6 Councillor Tom Jackson
YES - Ward 2 Councillor Cameron Kroetsch
NOT PRESENT - Ward 15 Councillor Ted McMeekin
NOT PRESENT - Ward 3 Councillor Nrinder Nann
YES - Ward 7 Councillor Esther Pauls
YES - Ward 14 Councillor Mike Spadafora
NOT PRESENT - Ward 11 Councillor Mark Tadeson
YES - Ward 13 Councillor Alex Wilson
YES - Ward 1 Councillor Maureen Wilson

DECLARATIONS OF INTEREST

There were no declarations of interest.

STAFF REPORTS

3.1 Lobbyist Registry Jurisdictional Scan (FCS24052) (City Wide)

(Pauls/A. Wilson)

That Report FCS24053, respecting Lobbyist Registry Jurisdictional Scan (FCS24052) (City Wide), be received.

Result: Motion CARRIED by a vote of 14 to 0, as follows:

YES - Deputy Mayor - Ward 10 Councillor Jeff Beattie
YES - Ward 12 Councillor Craig Cassar
YES - Ward 9 Councillor Brad Clark
YES - Ward 8 Councillor John-Paul Danko
YES - Ward 5 Councillor Matt Francis
YES - Mayor Andrea Horwath
YES - Ward 4 Councillor Tammy Hwang
YES - Ward 6 Councillor Tom Jackson
YES - Ward 2 Councillor Cameron Kroetsch
NOT PRESENT - Ward 15 Councillor Ted McMeekin
YES - Ward 3 Councillor Nrinder Nann
YES - Ward 7 Councillor Esther Pauls
YES - Ward 14 Councillor Mike Spadafora
NOT PRESENT - Ward 11 Councillor Mark Tadeson
YES - Ward 13 Councillor Alex Wilson
YES - Ward 1 Councillor Maureen Wilson

PRIVATE AND CONFIDENTIAL

(A. Wilson/Hwang)

That Council move into Closed Session at 2:57 p.m. for Lobbyist Registry Training pursuant to Section 9.5 of the City's Procedural Bylaw 21-021, as amended, and Section 239(2), Section 239(3.1) of the *Ontario Municipal Act, 2001*, as amended, as the subject matter pertains to a meeting being held for the purposes of educating or training members; and, that at the meeting, no member discusses or otherwise deals with any matter in a way that materially advances the business or decision-making of Council or the Committee.

Result: Motion DEFEATED by a vote of 3 to 11, as follows:

NO - Deputy Mayor - Ward 10 Councillor Jeff Beattie
NO - Ward 12 Councillor Craig Cassar
NO - Ward 9 Councillor Brad Clark
YES - Ward 8 Councillor John-Paul Danko
NO - Ward 5 Councillor Matt Francis
YES - Mayor Andrea Horwath
NO - Ward 4 Councillor Tammy Hwang
NO - Ward 6 Councillor Tom Jackson
NO - Ward 2 Councillor Cameron Kroetsch
NOT PRESENT - Ward 15 Councillor Ted McMeekin
NO - Ward 3 Councillor Nrinder Nann
NO - Ward 7 Councillor Esther Pauls
NO - Ward 14 Councillor Mike Spadafora
NOT PRESENT - Ward 11 Councillor Mark Tadeson
YES - Ward 13 Councillor Alex Wilson
NO - Ward 1 Councillor Maureen Wilson

4.1 Lobbyist Registry Training

David Boghosian, Integrity Commissioner/Lobbyist Registrar provided Council with Lobbyist Registry Training.

(Clark/Francis)

That the Lobbyist Registry Training, be received.

Result: Motion CARRIED by a vote of 12 to 0, as follows:

YES - Deputy Mayor - Ward 10 Councillor Jeff Beattie
YES - Ward 12 Councillor Craig Cassar
YES - Ward 9 Councillor Brad Clark
YES - Ward 8 Councillor John-Paul Danko
YES - Ward 5 Councillor Matt Francis
YES - Mayor Andrea Horwath
YES - Ward 4 Councillor Tammy Hwang
YES - Ward 6 Councillor Tom Jackson
NOT PRESENT - Ward 2 Councillor Cameron Kroetsch
NOT PRESENT - Ward 15 Councillor Ted McMeekin
YES - Ward 3 Councillor Nrinder Nann
YES - Ward 7 Councillor Esther Pauls
NOT PRESENT - Ward 14 Councillor Mike Spadafora
NOT PRESENT - Ward 11 Councillor Mark Tadeson

YES - Ward 13 Councillor Alex Wilson
YES - Ward 1 Councillor Maureen Wilson

CONFIRMING BY-LAW

(Beattie/Clark)

That Bill No. 24-235, be passed and that the Corporate Seal be affixed thereto, and that the By-law, be numbered, be signed by the Mayor and the City Clerk to read as follows:

235 To Confirm the Proceedings of City Council

Result: Motion CARRIED by a vote of 12 to 0, as follows:

YES - Deputy Mayor - Ward 10 Councillor Jeff Beattie
YES - Ward 12 Councillor Craig Cassar
YES - Ward 9 Councillor Brad Clark
YES - Ward 8 Councillor John-Paul Danko
YES - Ward 5 Councillor Matt Francis
YES - Mayor Andrea Horwath
YES - Ward 4 Councillor Tammy Hwang
YES - Ward 6 Councillor Tom Jackson
NOT PRESENT - Ward 2 Councillor Cameron Kroetsch
NOT PRESENT - Ward 15 Councillor Ted McMeekin
YES - Ward 3 Councillor Nrinder Nann
YES - Ward 7 Councillor Esther Pauls
NOT PRESENT - Ward 14 Councillor Mike Spadafora
NOT PRESENT - Ward 11 Councillor Mark Tadeson
YES - Ward 13 Councillor Alex Wilson
YES - Ward 1 Councillor Maureen Wilson

(Cassar/Nann)

That, there being no further business, City Council be adjourned at 4:26 p.m.

Result: Motion CARRIED by a vote of 12 to 0, as follows:

YES - Deputy Mayor - Ward 10 Councillor Jeff Beattie
YES - Ward 12 Councillor Craig Cassar
YES - Ward 9 Councillor Brad Clark
YES - Ward 8 Councillor John-Paul Danko
YES - Ward 5 Councillor Matt Francis
YES - Mayor Andrea Horwath
YES - Ward 4 Councillor Tammy Hwang
YES - Ward 6 Councillor Tom Jackson
NOT PRESENT - Ward 2 Councillor Cameron Kroetsch
NOT PRESENT - Ward 15 Councillor Ted McMeekin
YES - Ward 3 Councillor Nrinder Nann
YES - Ward 7 Councillor Esther Pauls
NOT PRESENT - Ward 14 Councillor Mike Spadafora
NOT PRESENT - Ward 11 Councillor Mark Tadeson
YES - Ward 13 Councillor Alex Wilson

YES - Ward 1 Councillor Maureen Wilson

Respectfully submitted,

Mayor Andrea Horwath

Matthew Trennum
City Clerk

**CITY OF HAMILTON INTEGRITY COMMISSIONER,
DAVID G. BOGHOSIAN**

Citation: Kroetsch, Cameron re Encampment Litigation Debate Participation – DGB-HamiltonICI-2024-014

Date: January 3, 2025

REPORT ON COMPLAINT

Introduction

[1] I received a Complaint which was filed with the City Clerk’s office and forwarded to my office on November 11, 2024 concerning Councillor Cameron Kroetsch’s relationship with two lawyers, Ashley Wilson and Wade Poziomka, who act on behalf of parties engaged in litigation against the City of Hamilton regarding homeless encampments on City property (hereinafter, “the Encampment Litigation”).¹ It is alleged that in light of his relationship with these two lawyers, Cllr. Kroetsch has breached of sections 2, 4, 5, and 8 of the Code of Conduct for Members of Council (the “Code”) in participating in Council deliberations concerning the Encampment Litigation, at least not without disclosing these relationships.

[2] The Complainant requested and I have granted them anonymity in respect of this Complaint.

Complaint

[3] The Complaint states:

I am concerned with the relationship Ward 2 Councilor [sic] Cameron Kroetsch has with 2 lawyers during his 2 years in council. I am concerned that there is potentially an undeclared conflict of interest.

I believe he has a personal relationship (and he has admitted so), with a lawyer named Ashley Wilson and possible [sic] Wade Poziomka. Both of these lawyers represent or have represented encampment supporters who are currently involved [sic] in litigation against the City of Hamilton regarding the City's handling of the homelessness crisis and associated encampment protocol. As these sessions are in closed camera, it is unknown to his constituents if he has declared a conflict.

¹ The legal citation is *Heegsma v. Hamilton (City)*. A decision on the merits of this Application was released by the presiding Judge, Ramsay J., on December 23, 2024, in which the City prevailed in upholding the impugned provisions of the City’s Parks Bylaw and Streets Bylaw (By-Laws 01-219 and 97-162) in the face of Charter challenges: see *Heegsma v. Hamilton (City)*, 2024 ONSC 7154 (CanLII), <https://canlii.ca/t/k8h37>.

Word Document Submitted with the Complaint

[4] In a Word document that accompanied the Complaint, the Complainant states:

- Cllr. Kroetsch is in breach of s. 4(1) of the Code, which prohibits Members from accepting a gift or benefit connected to their role as a Member unless explicitly excepted, because I learned from [source of information redacted] that Wade Poziomka undertakes legal work on a *pro bono* basis for marginalized people and that Cllr. Kroetsch considers himself marginalized.
- Cllr. Kroetsch is in breach of s. 5 of the Code, which prohibits, among other things, members from disclosing confidential information, based on his relationship with Poziomka and Wilson. The Complainant acknowledged that they have “no direct proof of this” and that the Complaint is based on what they perceive to be the opportunity for Cllr. Kroetsch to exchange confidential information.
- Cllr. Kroetsch is in breach of the portions of s. 8 which pertain to participating in a decision-making process when they have a disqualifying interest in the matter. This allegation is based on Cllr. Kroetsch’s relationship with Wilson and Poziomka and Cllr. Kroetsch’s prior advocacy work. It is alleged that Cllr. Kroetsch attends in-camera meetings of Council and regularly votes on encampment issues while maintaining friendships with both Poziomka and Wilson.
- Poziomka represents Cllr. Kroetsch in regards to his suspension from the Hamilton Police Board and also represents 19 unhoused people in litigation against the City of Hamilton. The document then included a link to an article from The Spec titled “Investigation limbo has kept Hamilton councillor Cameron Kroetsch suspended from police board for five months — with no end in sight” dated August 10, 2024.
- Wilson acts as co-counsel in the same litigation on behalf of unhoused persons referenced in the above bullet. The Complainant notes that Wilson also works for the Hamilton Community Legal Clinic and includes an outline of her work history. The Complainant notes that there are many photos of Cllr. Kroetsch spending personal time with Wilson and that he has admitted the two are friends in a Facebook group. It is further alleged that Cllr. Kroetsch has made conflicting or disingenuous statements regarding Wilson’s involvement in the above-referenced litigation on behalf of unhoused persons and notes that Wilson also acted as a volunteer on Cllr. Kroetsch’s campaign for Council.

- The City of Hamilton cannot have a symbiotic relationship with the law firm Ross & McBride LLP, at which Wilson was formerly employed.² The Complainant notes that the City should not be able to hire a law firm to represent it while that same law firm represents parties, including the 19 unhoused persons and an unspecified developer, engaged in litigation as against the City. It is stated that this is a conflict of interest.

[5] Included were also screenshots of:

- An interaction between a Facebook user commenting on an unspecified post in the Facebook group “Welcome to the North End (Hamilton, ON)” stating that a councillor’s friends have a lawsuit against the City to allow camping in parks. Cllr. Kroetsch responds to this comment stating that “my friends did not bring this lawsuit” and that those who did were able to do so in accordance with their legal rights.
- A post on the FB group “Welcome to the North End (Hamilton, ON)” which includes four photos Cllr. Kroetsch and Wilson and questions whether “the person in the photos”, in reference to Wilson, is a friend of Cllr. Kroetsch and whether Wilson is involved in litigation against the City. Cllr. Kroetsch responds to the question and states that “no one in those photos is involved in the case...[or]..filed the application.” He further states that one of the people in the photos was briefly involved but “not in any defining way.” In response to the question whether Wilson is no longer involved, Cllr. Kroetsch responds affirmatively.
- A post by Ashely Wilson to X dated February 22, 2023 in which Wilson shares “an update on encampment litigation in Hamilton” and quote-tweets a post by Community Legal Clinic of York Region from the day prior.
- Wilson reposting a post made by a user on X sharing a post made by the Community Legal Clinic of York Region dated March 11, 2024.

November 12, 2024 Email

[6] In this email, the Complainant:

- Provided a copy of an [Order](#) of Justice Goodman dated November 8, 2022 in a proceeding between Ashley Poff, Darrin Marchand, Gord Smyth, Mario

² The Ross & McBride website indicates that Mr. Poziomka is currently a partner at that firm and has been with the firm continuously since 2010.

Muscato and Shawn Arnold against the City of Hamilton, on which Poziomka and Wilson are listed as counsel for the Applicants.³

- Provide screenshots of three posts from Cllr. Kroetsch’s Instagram account of pictures of him with Wilson. In these posts, Cllr. Kroetsch and Wilson are shown to “vacation...hike..[and] campaign” together and he calls her his best friend.

November 20, 2024 Email

[7] In response to a request from my office for the Complainant to particularize the “decision-making process” that Cllr. Kroetsch allegedly participated in with a disqualifying interest, it was stated that:

- Cllr. Kroetsch participated in the following in-camera sessions of Council at which Encampment litigation or matters were discussed:
 - Dec 7th, 2022 GIC committee - "Encampment matter overview";
 - Jan 10th, 2023 GIC Budget - voted on encampment response funding;
 - Jan 18th, 2023 Encampment Litigation Update;
 - Feb 1, 2023 Encampment Litigation Update;
 - Feb 8th, 2023 Encampment Litigation Update;
 - Feb 15th 2023 Encampment Litigation Update;
 - March 22, 2023 Encampment Litigation;
 - May 22, 2024 Encampment Litigation
- The Complaint pertaining to the Cllr. Kroetsch’s disqualifying interest is described as three-fold:
 1. Cllr. Kroetsch has a relationship with his “best friend”, Wilson, who is a lawyer for the Applicants;
 2. Cllr. Kroetsch has a relationship with Poziomka, who is potentially representing Cllr. Kroetsch on a *pro bono* basis as well as representing the Applicants; and

³ The Order was made in the context of an Application on behalf of the listed for, among other things, declaratory relief that sections, including those relating to camping and tents, of Hamilton’s *Parks By-Law* and *Streets By-Law* are of no force and effect. The Application describes the Applicants as “encampment residents”.

3. The City's relationship with the law firm Ross McBride LLP, which was hired to work for the City while being involved in litigation against the City.
- The Complainant further alleges that Cllr. Kroetsch has breached s. 2.(2), which required Members to avoid conflicts of interest, both real and apparent.

Provisions of the Code of Conduct Alleged to Have Been Violated

[8] The Complaint alleges that the following sections of the Code were breached:

SECTION 2: KEY STATEMENTS OF GENERAL PRINCIPLE UNDERLYING THE CODE

2. The key statements of principle that underlie the Code of Conduct are as follows:

(2) every Member shall be committed to performing his or her functions with integrity and to avoiding the improper use of the influence of his or her office, and conflicts of interest, both apparent and real;

SECTION 4: GIFTS AND BENEFITS

4. (1) No Member shall accept a fee, advance, gift or benefit, that is connected, directly or indirectly, with the performance of the Member's duties or responsibilities of or in office, except as permitted by one or more of the exceptions listed in subsection 4(3).

...

(3) The following are exceptions to subsection 4(1):

- (a) compensation authorized by law;
- (b) such gifts or benefits that normally accompany the duties of office and are received as an incident of protocol or social obligation;
- (c) a political contribution otherwise reported by law;
- (d) admission to a widely-attended event, such as a convention, conference, symposium, forum, panel discussion, dinner, viewing, reception or similar event, offered by the entity responsible for organizing and presenting the event and unsolicited by the Member, if attending or participating in his or her official capacity, including:
 - (i) participation in an event as a speaker or panel participant by presenting information related to City matters;

- (ii) performance of a ceremonial function appropriate to the Member's office;
 - (iii) attendance at an event that is appropriate to the official capacity of the Member;
- (e) admission to a charity or community organization for whose benefit the event is being held, and unsolicited by the Member of Council;
- (f) admission to a training or education program, including meals and refreshments furnished to all attendees, if such training or education is related to the Member of Council's duties in office and in the interests of the City;
- (g) services provided without compensation by persons volunteering their time;
- (h) a suitable memento of a function honouring the Member;
- (i) food, lodging, transportation and entertainment provided by federal, provincial or municipal governments or by political subdivisions of them or by a government of a foreign country;
- (j) food and beverages consumed at banquets, receptions or similar events, if:
- (i) attendance serves a legitimate business purpose;
 - (ii) the person extending the invitation or a representative of the organization is in attendance; and
 - (iii) the value is reasonable and the invitations infrequent;
- (k) communications to the office of a Member of Council, including subscriptions to newspapers and periodicals.
- (4) Except for paragraph 4(3)(c), the exceptions listed in subsection 4(3) do not apply to a lobbyist. No lobbyist shall give or provide or be permitted to give or provide, a gift or benefit under this section, except a political contribution authorized by law.
- (5) In the case of one or more fees, advances, gifts or benefits referred to or included in any of paragraphs 4(3)(b), (h), (i), (j) or (k), if the value thereof, or if the total value of any one or more such fees, advances, gifts or benefits, provided to or received by, a Member from any one source during the course of a calendar year, exceeds \$200, the Member shall, within 30 days of such provision or receipt, or of reaching or exceeding such amount, file a disclosure statement with the City Clerk. The disclosure statement shall indicate:

- (a) the nature of every such fee, advance, gift and benefit;
- (b) its source and date of provision and/or receipt; and
- (c) the circumstances under which it was provided and/or received.

(6) Every disclosure statement filed or required to be filed under subsection 4(5) shall be a matter of public record, and duly made available to the public.

SECTION 5: CONFIDENTIALITY

5. (1) No Member of Council shall disclose or release by any means to any member of the public, any confidential information acquired by virtue of his or her office, in either oral or written form, except when required by law or authorized by Council to do so.

SECTION 8: CONDUCT IN OFFICE, INCLUDING AT COUNCIL AND COMMITTEES

8. (1) Every Member shall conduct him or herself with decorum in the course of his or her performance, or required performance, of his or her responsibilities as a Member, and at meetings of Council and Committees of Council and other meetings, and in accordance with the provisions of the Procedural By-law, and other By-laws of the City, where applicable.

(2) In this Section:

- (a) A “disqualifying interest” is an interest in a matter regarding which a reasonable person fully informed of the facts and circumstances would conclude that the Member could not participate impartially in the decision-making process related to the matter either because to do so would not be in compliance with the Municipal Conflict of Interest Act, or, because the Member’s relationship to persons or bodies involved in the matter or affected by the decision is so close, a reasonable person would conclude that the Member could not effectively carry out their public duty with impartiality.
- (b) A “non-disqualifying interest” is an interest in a matter that, by virtue of the relationship between the Member and other persons or bodies associated with the matter, is of such a nature that a reasonable person fully informed of the facts and circumstances would conclude that the Member could still participate impartially in the decision-making processes related to the matter only so long as:
 - (i) the Member fully discloses the interest so as to provide transparency about the relationship; and

(ii) the Member states why the interest does not prevent the Member from making an impartial decision on the matter.

(3) Members shall not participate in the decision-making processes associated with their role or position when they have a disqualifying interest in a matter. Participation includes attempting to influence an outcome, whether the decision to be made is to be made by Council or a member of staff with delegated authority or operational responsibility.

(4) Members may participate in the decision-making process related to a matter in which they have a non-disqualifying interest provided they file at their earliest opportunity a Transparency Disclosure in a form and manner established by the City Clerk acting in consultation with the Integrity Commissioner.

(i) Transparency Disclosures are public documents and shall be available for public viewing on the City of Hamilton’s website.

(ii) On receipt of a proper request, the Integrity Commissioner shall determine whether an interest is a disqualifying interest or a non-disqualifying interest.

Preliminary Issues

Summary Dismissal of Certain Complaints

[9] I initially reviewed the Complaint to determine if it raised a prima facie breach of the Code provisions alleged to have been violated.

[10] As I have stated in numerous previous decisions, based on precedent,⁴ the provisions of s. 2 of the Code of Conduct, setting out statements of general principle, are merely to be used as aids for interpreting other, enforceable sections of the Code and do not set out independently enforceable obligations. I therefore find no violation based on s. 2.(2) of the Code.

[11] With respect to the remaining sections of the Code alleged to have been breached, despite requesting and receiving additional evidence from the Complainant, I find that they have not supplied sufficient evidence to establish reasonable grounds to believe that a violation has occurred in respect of the following sections of the Code:

- Section 4 – Gifts and Benefits;⁵

⁴ See, for example, Private Complaint re: Councillor Danko Tweet (Re) – DGB-HamiltonICI-2024-01 at paras. [12]–[15], citing *Greater Vancouver Regional District v. British Columbia (Attorney General)* 309 BCAC 124, [2011 BCCA 345 \(CanLII\)](#) at paras. 45-47.

⁵ While I did learn subsequent to my initial review of the Complaint that both Ms. Wilson and Mr. Poziomka provided pro bono legal services to Cllr. Kroetsch while he was a Councillor, such a “benefit” would appear to fall under the

- Section 5 – Confidentiality;
- Section 8.(1) – Conducting Oneself With Decorum.

[12] I did conclude that there were reasonable grounds to investigate further regarding the allegations of breach of ss. 8.(2), (3) and (4) of the Code of Conduct.

Limitation Period

[13] The Complaint, as it relates to ss. 8.(2), (3) and (4) of the Code of Conduct, pertains to Cllr. Kroetsch’s involvement in and voting on matters related to the Encampment Litigation in which Mr. Poziomka and Ms. Wilson act as counsel at the following meetings:⁶

Dec 7th, 2022: Council Meeting - "Encampment matter overview"

Jan 10th, 2023: GIC - Budget – Encampment Issues

Jan 18th, 2023: GIC - Encampment Litigation Update

Feb 1, 2023: GIC - Encampment Litigation Update

Feb 8th, 2023: Council Meeting - Encampment Litigation Update

Feb 15th 2023: GIC- Encampment Litigation Update

March 22, 2023: GIC- Encampment Litigation

May 22, 2024: Council Meeting - Encampment Litigation

[14] The City’s Integrity Commissioner Bylaw (16-288) contains the following provision relating to the time limit for lodging a Complaint:

13. (1) Except as provided for in this section, the Integrity Commissioner shall not proceed with an inquiry with respect to a Complaint which is made or filed more than 180 days after the date when the event or the last of a series of events which is or are the subject-matter of the Complaint, occurred.

exception contained in s. 4.(3)(g) of the Code, which encompasses “services provided without compensation by persons volunteering their time.” Although I question whether the second clause “by persons volunteering their time” is intended to distinguish a situation where a person is volunteering in their personal capacity, such as on an election campaign, as opposed to acting through another organization, such as a law firm where they are a partner or employee, in light of my findings on s. 8 set out below, I will leave resolution of this issue for another day.

⁶ I note that some of the meetings were misidentified by the Complainant and have been corrected in this Chart.

(2) The Integrity Commissioner may proceed with an inquiry with respect to a Complaint which is filed after the expiry of the time limit, if the Integrity Commissioner is satisfied that

- (a) the delay was incurred in good faith;
- (b) it is in the public interest to proceed with an inquiry, or give consideration to whether or not to conduct an inquiry; and
- (c) no substantial prejudice will result to any person because of the delay.

(3) A Complainant is deemed to have known the matters referred to, on the date that the event, or series of events, occurred, unless the contrary is proven, the onus of proof of which lies upon the Complainant.

[15] It is to be noted that ss. 13.(2)(a) and (3) effectively import the “discoverability” principle into the Code, meaning that if a Complainant did not know and could not reasonably have known about the circumstances giving rise to the Complaint until a point more than six months after the events in question occurred, the Complaint can be investigated, subject to the provisions of ss. 13.(2)(b) and (c) being satisfied.

[16] Given that all except one of the meetings at which Cllr. Kroetsch is alleged to have contravened s. 8 of the Code occurred more than 6 months prior to the date on which the Complaint was filed, being November 11, 2024, the question becomes: when did the Complainant learn about these meetings and when did they come to believe that Cllr. Kroetsch’s involvement constituted a breach of the Code?

[17] In response to our email questioning them in this regard, and a number of follow up emails, the Complainant provided a series of emails setting out relevant facts as follows (being our summary of the Complainant’s responses, not their verbatim responses):

- The Complainant stated that they did not know which lawyers were involved in Encampment Litigation until May, 2024;
- The Complainant did not turn their mind to who Wilson/Poziomka were until seeing Cllr. Kroetsch’s November 8, 2024 Facebook posts;
- They only became aware of the Councillor’s potential breaches of the Code after his Nov 8 Facebook posts and then reviewing the Code, Agenda Items for Council Meetings, and Wilson/Poziomka’s work history;
- The Complainant later acknowledged, after we provided them with two screenshots of photos posted on X in which they tagged Cllr. Kroetsch with Wilson on July 6, 2024 and September 19, 2024, respectively, that July 6th was

the first time they became aware of Cllr. Kroetsch's relationship with Wilson. Those photos were provided to her by another X user who they had no prior knowledge or relationship with;

- They looked through Council and GIC meeting agendas in November 2024 to see if Kroetsch declared a conflict regarding Encampment Litigation and found out he had not.

[18] I am satisfied based on the Complainant's explanations that they did not know about Cllr. Kroetsch's relationship with either Wilson or Poziomka prior to July 2024 and his participation in discussions of Encampment Litigation agenda items until November 2024. I find that they have established that they did not know and could not reasonably have known about the circumstances giving rise to their Complaint more than 6 months prior to the Complaint being filed.

[19] With respect to s. 13.(2)(c), I am satisfied that Cllr. Kroetsch would not be prejudiced if I proceeded with an investigation of the Complaint. This is not a case which turns on memories of parties or witnesses about some undocumented interaction; rather, the meetings in question are documented, as are whether Cllr. Kroetsch declared a non-pecuniary conflict in respect of the subject meetings. Cllr. Kroetsch has an ongoing personal relationship with both Ms. Wilson and Mr. Poziomka and, as will be seen below, had no problem confirming the nature and longevity of these relationships.

[20] I find that s. 13.(2)(b) essentially sets out a balancing test, asking the IC to weigh the various factors for and against proceeding to investigate a Complaint where more than 6 months have passed since the events giving rise to the Complaint occurred. In this case, I believe that "clearing of the air" in respect of whether Cllr. Kroetsch improperly supported the Encampment Litigation in his role as a councillor out of friendship/loyalty to Mr. Poziomka and Ms. Wilson is of such public interest that I should proceed with an investigation in the circumstances. I see no overriding considerations for not doing so, especially since the Encampment Litigation is still ongoing such that the Complaint is not related to a matter from the distant past.

[21] For the foregoing reasons, I find that the limitation period set out in s. 13 of Bylaw 16-288 does not bar the investigation of the Complaint.

[22] I note that, even had I found that the Complaint was time-barred in respect of meetings held more than six months prior to the filing of the Complaint, one of those meetings, being the GIC meeting held on May 22, 2024, took place less than six months prior to the filing of the Complaint and the complaint in respect of that meeting therefore would not have been barred in any event.

Investigation

Interview and Initial Email Exchange with Councillor Kroetsch

[23] I wrote to Cllr. Kroetsch setting out the particulars of the Complaint by letter dated and emailed on December 13, 2024. I met with Cllr. Kroetsch via Zoom on December 18, 2024 to discuss the only aspect of the Complaint I was still investigating, being ss. 8.(2), (3) and (4) of the Code of Conduct. We had a subsequent email exchange with respect to some follow up questions I had on December 27, 2024.

[24] Cllr. Kroetsch freely admitted to being friends with Ashely Wilson and admitted being aware that she was involved as counsel in the Encampment Litigation.

[25] Cllr. Kroetsch acknowledged being aware that Wade Poziomka was co-counsel for the Applicants in the Encampment Litigation. He indicated that he met Mr. Poziomka about 14 years ago when he was a student at the University of Guelph and they were both union reps in Guelph. They have remained friends since. He crossed paths with Mr. Poziomka before he became a councillor when he was involved in an action group involved with “encampment watch.” He further acknowledged that Mr. Poziomka acted for him in a judicial review proceeding in the Divisional Court relating to the previous IC’s finding that he breached the Code of Conduct for Members of Local Boards in relation to certain comments he made in the press media and on social media as then Chair of the City’s LGBTQ+ Advisory Committee, but not in respect of anything related to the Hamilton Police Services Board as the Complainant alleged. He further confirmed that this representation of him was pro bono, meaning that Cllr. Kroetsch did not have to pay for his legal services.

[26] He noted that his stance regarding the protection of the rights of homeless persons, including in relation to encampments, has been long-held and unequivocal, and was hardly influenced his relationships with either Mr. Poziomka or Ms. Wilson.

[27] He confirmed that he did not declare a non-pecuniary interest in relation to any Council debate regarding the Encampment Litigation.

Review of Encampment Litigation Documents

[28] The original Notice of Application in the Encampment Litigation, dated October 24, 2021, did not list either Ms. Wilson or Mr. Poziomka as counsel of record. The Amended Notice of Application, dated November 8, 2022, did list Mr. Poziomka as co-counsel of record. Although Ms. Wilson was not listed as counsel of record in the Encampment Litigation Application, she is listed as having appeared (presumably as agent for counsel of record) on the backing page of an Order arising from a Case Conference in the Encampment Litigation on November 8, 2022. Furthermore, in an X post on December 18, 2024, she acknowledged having previously being involved as counsel in the Encampment Litigation in response to posts by Cllr. Danko and she was listed as counsel along with Mr. Poziomka and two others in the Encampment Litigation in a press release titled

“HAMILTON ENCAMPMENT LITIGATION UPDATE” posted by one of the counsel of record for the Applicants in the Encampment Litigation, Sujit Choudhry, on March 11, 2024.

Review of In Camera Meeting Minutes Relating to Encampment Litigation Matters

[29] I have determined from a review of Minutes of in camera Council and GIC meetings at which the Encampment Litigation was discussed that on February 1, 2023 and May 22, 2024, Cllr. Kroetsch moved resolutions related to that litigation that contained terms favourable to the Applicants and their counsel in that litigation, and voted in favour of a third resolution of the same nature on March 22, 2023.⁷

Notice of Application Re Quashing HPSB Decision to File an OCPC Complaint Against Cllr. Kroetsch filed issued January 11, 2024

[30] My office accessed the court records in respect of this matter, being an application filed by Cllr. Kroetsch against the Hamilton Police Services Board seeking judicial review of its decision on December 13, 2023 to request that a complaint against Cllr. Kroetsch be investigated by the OCPC. Ms. Ashley Wilson is listed as the lawyer of record for Cllr. Kroetsch in that proceeding.

Hamilton Spectator article “Police board investigation leaves Coun. Kroetsch in limbo,” August 10, 2024

[31] The article identifies Mr. Poziomka as Cllr. Kroetsch’s lawyer in relation to an Ontario Civilian Police Commission (“OCPC”) complaint against the Councillor concerning press and social media criticisms leveled by him against the Board (of which he is a Member) in respect of its budget process. It further contains a number of statements made by Mr. Poziomka on behalf of Cllr. Kroetsch.

Further Email Exchange with Cllr. Kroetsch on December 30, 2024

[32] After reviewing the Court documents referred to in para. [30] and The Spec article referred to in para. [31], I emailed Cllr. Kroetsch asking him to confirm or clarify the involvement of Mr. Poziomka and Ms. Wilson in the OCPC/HPSB matters and if one or both had acted for him in these matters, whether they had done so pro bono. He responded the same day advising as follows:

- Ms. Wilson initially acted for him in the OCPC/HPSB matter but when she began working for the Hamilton Community Legal Clinic, Mr. Poziomka took over his representation in these matters;
- They both acted for him pro bono on these matters.

⁷ I am unable to provide further particulars given the confidential nature of in camera discussions.

Analysis

Findings of Fact

[33] I make the following findings of fact:

- Cllr. Kroetsch has had longstanding friendships with Ms. Wilson and Mr. Poziomka. The latter also acted for him pro bono in litigation related to a COC Complaint while he was the Chair of the City's LGBTQ+ Advisory Committee. Mr. Poziomka is also acting for Cllr. Kroetsch in relation to the OCPC complaint against him relating to his service as a Member of the Hamilton Police Services Board, also on a pro bono basis. Ms. Wilson previously acted as his legal counsel in relation to the HPSB/OCPC matter on a pro bono basis;
- To Cllr. Kroetsch's knowledge, Mr. Poziomka is co-counsel for the Applicants in the Encampment Litigation. He was also aware that Ms. Wilson has also appeared as either counsel or agent for counsel for the Applicants, and was otherwise involved in advancing the interests of the Applicants in the Encampment Litigation;
- Cllr. Kroetsch actively participated in Council and GIC closed session discussions of agenda items related to the Encampment Litigation, including moving two resolutions and voting on another subsequent to November 2022;
- Cllr. Kroetsch did not declare any interest, disqualifying or non-disqualifying, or file a Transparency Disclosure Form, in relation to any Council or GIC votes related to the Encampment Litigation.

Did Cllr. Kroetsch Have a Disqualifying Interest?

[34] The issue in relation to the disclosure of a "disqualifying interest" under s. 8.(2) of the Code is whether "a reasonable person fully informed of the facts and circumstances would conclude that the Member could not participate impartially in the decision-making process related to the matter... because the Member's relationship to persons or bodies involved in the matter or affected by the decision is so close, a reasonable person would conclude that the Member could not effectively carry out their public duty with impartiality."

[35] Neither of the lawyers Cllr. Kroetsch has a relationship with are parties to the Encampment Litigation although the fact that they are or were counsel in the matter is an interest that cannot be ignored. I surmise that these lawyers were undertaking the prosecution of that case on a pro bono basis, meaning that their interest was in securing a favourable result and thereby enhancing their reputations in their area of legal interest, human rights law. It is also possible that they were working on a contingency basis, meaning they would receive some percentage of any recovery

from the City in the litigation.⁸ In any case, I believe that a reasonable person fully informed of the facts would conclude that both Wilson and Poziomka had an interest in a favourable outcome of the Encampment Litigation, of which Cllr. Kroetsch would have been aware of.

[36] A reasonable, fully informed person would be aware that, even before he became a councillor, Cllr. Kroetsch was a strong supporter of the rights of homeless persons, including their right to camp in City parks in the absence of what he felt were reasonable alternatives. I have no doubt that a reasonable, fully informed person would not conclude that Cllr. Kroetsch's voting on the Encampment Litigation was motivated by the "closeness" of his relationship with either of the two lawyers or that he could not effectively carry out his public duty in relation to that litigation with impartiality on account of these relationships.

[37] I therefore dismiss the Complaint regarding a disqualifying interest under s. 8.(2)(a) and (3) of the Code.

Did Cllr. Kroetsch Have a Non-disqualifying Interest?

[38] A "Non-disqualifying interest" is one that is of such a nature that a reasonable person fully informed of the facts and circumstances would conclude that the Member could still participate impartially in the decision-making processes related to the matter only so long as:

- (i) the Member fully discloses the interest so as to provide transparency about the relationship; and
- (ii) the Member states why the interest does not prevent the Member from making an impartial decision on the matter.

[39] In my opinion, the definition of "non-disqualifying interest" in the Code of Conduct is problematic, in that it does not set out why, if an interest is not a "disqualifying interest" because a reasonable, fully informed person would not think it would prevent the Member from deciding the matter impartially, it would then need to be disclosed in order to render it one where the Member can still participate in the debate and vote on the matter. The definition is simply silent on this point. If one were to read s. 8.(2)(b) literally, in my view, there would never be an interest that would be "non-disqualifying" if it were found not to be "disqualifying." Given that this would effectively render ss. 8.(2)(b) and (4) of the Code meaningless, I decline to give it this meaning.

[40] I interpret the intent of the Code as being that a "disqualifying interest" is intended to deal with a case where a reasonable, fully informed person would conclude that there would likely be actual bias in relation to the Member's decision-making about the matter at hand, whereas a "non-disqualifying interest" is one where a reasonable, fully informed person would believe there is a

⁸ Solicitor-client privilege bars counsel from revealing the nature of their retainer with their clients so I did not make inquiries of them to determine the nature of their retainer.

reasonable apprehension of bias unless the relationship was explained and reasons provided as to why the interest would not influence the Member's participation in the consideration of the matter.⁹

[41] In this case, I find that Cllr. Kroetsch had a non-disqualifying interest in relation to decisions about the Encampment Litigation that he should have disclosed for the following reasons:

- Mr. Poziomka, co-counsel for the Applicants in the Encampment Litigation, was a longstanding friend of Cllr. Kroetsch;
- Mr. Poziomka acted for Cllr. Kroetsch pro bono (ie. for free) in two different matters, including one that was active during the time the Councillor was participating in closed session discussions of the Encampment Litigation, suggesting to a reasonable person that the latter may have felt that he owed Mr. Poziomka a favour in return for having received, and continuing to receive, free legal services;
- Cllr. Kroetsch was friends with Ms. Wilson, who also acted as both counsel for the Applicants in the Encampment Litigation and as Cllr. Kroetsch's personal counsel while the Encampment Litigation was ongoing and the Councillor was participating in Encampment Litigation agenda items;
- The resolutions which Cllr. Kroetsch moved and participated in on February 1 and May 22, 2023 and voted on at the March 22, 2024 meeting stood to benefit the Applicants (and therefore, directly or indirectly, their counsel) in the Encampment Litigation.

[42] As Cllr. Kroetsch did not disclose this interest and explain why it would not affect his determination of matters related to the Encampment Litigation, and did not complete and file a Transparency Disclosure Statement in respect of these interests, I find that he breached ss. 8.(2)(b) and (4) of the Code.

Appropriate Penalty

[43] I do not doubt that Cllr. Kroetsch's positions with respect to the Encampment Litigation would have been the same regardless of the identity of counsel for the Applicants in that litigation. Nevertheless, in view of the paramountcy of transparency and accountability underlying the Code of Conduct, it remains a violation. In light of the relatively minor nature of this breach, I recommend that the Councillor be reprimanded by Council for his omission in declaring a non-disqualifying interest and that he file a Transparency Disclosure Statement in respect of his involvement in all debates and votes regarding the Encampment Litigation as set out above.

⁹ I note that we were unable to find any caselaw interpreting a similar provision in a Code of Conduct so this analysis proceeds on first principles.

Concluding Remarks

[44] I have found that Cllr. Kroetsch violated ss. 8.(2)(b) and (4) of the Code of Conduct and have recommended that he be reprimanded by Council in respect of this breach. I further direct that he complete a Transparency Disclosure Statement in respect of all aspects of his participation in deliberations of Council and Council committees regarding the Encampment Litigation.

[45] This concludes my investigation.

Yours very truly,



David G. Boghosian
Integrity Commissioner,
City of Hamilton

6.1 (a)

CITY OF HAMILTON INTEGRITY COMMISSIONER, DAVID G. BOGHOSIAN

Citation: Kroetsch, Cameron re Encampment Litigation Debate Participation – DGB-HamiltonICI-2024-014

Date: January 3, 2025

ADDENDUM REPORT ON COMPLAINT

[1] Following the issuance of my Report in this matter, Cllr. Kroetsch contacted me to clarify what he indicated were a couple of factual inaccuracies regarding his relationship with Ashley Wilson and Wade Poziomka.

[2] Specifically, he advised me as follows:

- He has not known Mr. Poziomka for 14 years; rather, he only met Mr. Poziomka first around the time of being a legal observer at the encampment on Ferguson Avenue (2020) or possibly just before then with respect to the LGBTQ Advisory Committee matter in which Mr. Poziomka represented him. The rest of the facts relating to his professional relationship with Mr. Poziomka as represented in my Report are accurate;
- It is Ms. Wilson who he has known since his days in Guelph, which he stated was about 12, not 14, years ago, where they met when they were both union reps. His professional relationship with Ms. Wilson was accurately portrayed in my Report.

[3] Despite the fact that my notes of my interview with Cllr. Kroetsch reflect what I wrote about his personal relationship with the two lawyers, I accept that my notes could be mistaken and I revise my factual findings accordingly.

[4] These revised facts do not change my conclusions regarding the findings and recommended penalty set out in my Report. Specifically, Cllr. Kroetsch had a professional relationship with two lawyers who acted for him pro bono who also acted for parties litigating against the City in respect of which litigation he participated in debates and moved motions that were potentially beneficial to those parties and their lawyers by extension. He also had personal relationships with at least one of those lawyers. In failing to disclose this, I maintain that he breached ss. 8.(2)(b) and (4) of the Code of Conduct.

[5] This concludes my Addendum Report.

Yours very truly,

A handwritten signature in blue ink, appearing to read "D. Boghosian", with a long horizontal flourish extending to the right.

David G. Boghosian
Integrity Commissioner,
City of Hamilton



PLANNING COMMITTEE MINUTES PC 25-001

9:30 a.m.

January 14, 2025

Council Chambers (Hybrid), City Hall, 2nd Floor
71 Main Street West, Hamilton, Ontario

Present: Councillors T. Hwang (Chair), M. Tadeson (Vice-Chair), J.P. Danko (2nd Vice Chair), J. Beattie, M. Francis (virtual), C. Cassar, C. Kroetsch, T. McMeekin, A. Wilson, E. Pauls (virtual), M. Wilson

Absent with Regrets: Councillor N. Nann (Personal)

Also in Attendance: Councillor B. Clark

1. CALL TO ORDER

Committee Chair T. Hwang called the meeting to order at 9:30 a.m.

2. CEREMONIAL ACTIVITIES

Retirement – Jorge Caetano

Rob Lalli, Director – Building Division and Chief Building Official, announced the retirement of Jorge Caetano, Manager, Plan Examination.

3. APPROVAL OF AGENDA

(Beattie/Kroetsch)

That the agenda for the January 14, 2025 Planning Committee meeting, be approved, as presented.

Result: Motion CARRIED by a vote of 11 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
 YES – Ward 2 Councillor C. Kroetsch
 NOT PRESENT – Ward 3 Councillor N. Nann
 YES – Ward 4 Councillor T. Hwang
 YES – Ward 5 Councillor M. Francis

YES – Ward 7 Councillor E. Pauls
YES – Ward 8 Councillor J.P. Danko
YES – Ward 10 Councillor J. Beattie
YES – Ward 11 Councillor M. Tadeson
YES – Ward 12 Councillor C. Cassar
YES – Ward 13 Councillor A. Wilson
YES – Ward 15 Councillor T. McMeekin

4. DECLARATIONS OF INTEREST

There were no declarations of interest.

5. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

5.1 December 3, 2024

(McMeekin/Cassar)

That the minutes of the December 3, 2024 Planning Committee, be adopted.

Result: Motion CARRIED by a vote of 11 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
YES – Ward 2 Councillor C. Kroetsch
NOT PRESENT – Ward 3 Councillor N. Nann
YES – Ward 4 Councillor T. Hwang
YES – Ward 5 Councillor M. Francis
YES – Ward 7 Councillor E. Pauls
YES – Ward 8 Councillor J.P. Danko
YES – Ward 10 Councillor J. Beattie
YES – Ward 11 Councillor M. Tadeson
YES – Ward 12 Councillor C. Cassar
YES – Ward 13 Councillor A. Wilson
YES – Ward 15 Councillor T. McMeekin

6. DELEGATIONS

6.1 Alberto Luis, CURO Canada Corp/Cash Money, respecting the Payday Loans Report (Item 9.7)

Alberto Luis, CURO Canada Corp/Cash Money, addressed the Committee respecting the Payday Loans Report (Item 9.7).

(Beattie/Cassar)

That the Delegation from Alberto Luis, CURO Canada Corp/Cash Money, respecting Payday Loans Report (Item 9.7), be received.

Result: Motion CARRIED by a vote of 11 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
YES – Ward 2 Councillor C. Kroetsch
NOT PRESENT – Ward 3 Councillor N. Nann
YES – Ward 4 Councillor T. Hwang
YES – Ward 5 Councillor M. Francis
YES – Ward 7 Councillor E. Pauls
YES – Ward 8 Councillor J.P. Danko
YES – Ward 10 Councillor J. Beattie
YES – Ward 11 Councillor M. Tadeson
YES – Ward 12 Councillor C. Cassar
YES – Ward 13 Councillor A. Wilson
YES – Ward 15 Councillor T. McMeekin

7. ITEMS FOR INFORMATION

(Cassar/Tadeson)

That the following items be received:

7.1 PED25000

Appeal of Zoning By-law Amendment Application ZAC-23-010 to the Ontario Land Tribunal for Lack of Decision for Lands Located at 299, 307 and 325 Fiddler’s Green Road, Ancaster (Ward 12)

7.2 PED25019

Active Official Plan Amendment, Zoning By-law Amendment, and Plan of Subdivision Applications (City Wide)

Result: Motion CARRIED by a vote of 11 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
YES – Ward 2 Councillor C. Kroetsch
NOT PRESENT – Ward 3 Councillor N. Nann
YES – Ward 4 Councillor T. Hwang
YES – Ward 5 Councillor M. Francis
YES – Ward 7 Councillor E. Pauls
YES – Ward 8 Councillor J.P. Danko
YES – Ward 10 Councillor J. Beattie
YES – Ward 11 Councillor M. Tadeson
YES – Ward 12 Councillor C. Cassar
YES – Ward 13 Councillor A. Wilson
YES – Ward 15 Councillor T. McMeekin

8. PUBLIC HEARINGS

In accordance with the *Planning Act*, Chair T. Hwang advised those viewing the meeting that the public had been advised of how to pre-register to be a delegate at the Public Meetings on today's agenda.

If a person or public body would otherwise have an ability to appeal the decision of Council, City of Hamilton to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Hamilton before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Hamilton before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

8.1 PED25020

Application for a Draft Plan of Subdivision for Lands Located at 1898 and 1900 Rymal Road East, Glanbrook (Ward 9)

Michael Fiorino, Planner II, addressed the Committee respecting Application for a Draft Plan of Subdivision for Lands Located at 1898 and 1900 Rymal Road East, Glanbrook (Ward 9), with the aid of a PowerPoint presentation.

(Beattie/A. Wilson)

That the staff presentation from Michael Fiorino, Planner II, respecting Application for a Draft Plan of Subdivision for Lands Located at 1898 and 1900 Rymal Road East, Glanbrook (Ward 9), be received.

Result: Motion CARRIED by a vote of 11 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
YES – Ward 2 Councillor C. Kroetsch
NOT PRESENT – Ward 3 Councillor N. Nann
YES – Ward 4 Councillor T. Hwang
YES – Ward 5 Councillor M. Francis
YES – Ward 7 Councillor E. Pauls
YES – Ward 8 Councillor J.P. Danko
YES – Ward 10 Councillor J. Beattie
YES – Ward 11 Councillor M. Tadeson
YES – Ward 12 Councillor C. Cassar
YES – Ward 13 Councillor A. Wilson
YES – Ward 15 Councillor T. McMeekin

Kayly Robbins with Weston Consulting, addressed the Committee and indicated support for the staff report.

(Tadeson/McMeekin)

That the presentation from Kayly Robbins with Weston Consulting, be received.

Result: Motion CARRIED by a vote of 11 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
YES – Ward 2 Councillor C. Kroetsch
NOT PRESENT – Ward 3 Councillor N. Nann
YES – Ward 4 Councillor T. Hwang
YES – Ward 5 Councillor M. Francis
YES – Ward 7 Councillor E. Pauls
YES – Ward 8 Councillor J.P. Danko
YES – Ward 10 Councillor J. Beattie
YES – Ward 11 Councillor M. Tadeson
YES – Ward 12 Councillor C. Cassar
YES – Ward 13 Councillor A. Wilson
YES – Ward 15 Councillor T. McMeekin

Chair Hwang called three times for public delegations and no one came forward.

(Beattie/Tadeson)

- (a) That there were no public submissions received regarding this matter; and,
- (b) That the public meeting be closed.

Result: Motion CARRIED by a vote of 11 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
YES – Ward 2 Councillor C. Kroetsch
NOT PRESENT – Ward 3 Councillor N. Nann
YES – Ward 4 Councillor T. Hwang
YES – Ward 5 Councillor M. Francis
YES – Ward 7 Councillor E. Pauls
YES – Ward 8 Councillor J.P. Danko
YES – Ward 10 Councillor J. Beattie
YES – Ward 11 Councillor M. Tadeson
YES – Ward 12 Councillor C. Cassar
YES – Ward 13 Councillor A. Wilson
YES – Ward 15 Councillor T. McMeekin

(M. Wilson/McMeekin)

That Report PED25020, dated January 14, 2025, Application for a Draft Plan of Subdivision for Lands Located at 1898 and 1900 Rymal Road East, Glanbrook (Ward 9), be received, and the following recommendations be approved:

- (a) That Draft Plan of Subdivision Application 25T-202404, by Weston Consulting (c/o) Kayly Robbins, on behalf of Komil Jasdev Bhalla and Jasdev Singh Bhalla and 1900 Holdco Inc. (c/o Mackenzie Paterson), Owner, on lands located at 1898 and 1900 Rymal Road East, as shown on Appendix "A" attached to Report PED25020, be APPROVED, in accordance with By-law No. 07-323 being the delegation of the City of Hamilton's Assigned Authority Under the Planning Act for the Approval of Subdivisions and Condominiums, on the following basis:
 - (1) That this approval apply to the Draft Plan of Subdivision "Part of Lot 7 – Block 5 Concession 1" certified by N. P. Muth, O.L.S., dated November 22, 2024, consisting of one residential block (Block 1) to facilitate the development of 19 street townhouse dwellings with 38 parking spaces including four visitor parking spaces, as shown on the Draft Plan of Subdivision on Appendix "B" attached to Report PED25020;
 - (2) That the Owner enter into a Standard form Subdivision Agreement as approved by City Council and with the Special Conditions as shown on Appendix "C" attached to Report PED25020;
 - (3) That the Special Conditions of Draft Plan of Subdivision Approval, 25T-202404, as shown in Appendix "C" attached to Report PED25020, be received and endorsed by City Council;
 - (4) In accordance with the City's Comprehensive Development Guidelines and Financial Policies Manual there will be no City of Hamilton cost sharing for this subdivision; and,
 - (5) That payment of Cash-in-Lieu of Parkland will be required, pursuant to Section 51 of the Planning Act, prior to the issuance of each building permit. The calculation for the Cash-in-Lieu payment shall be based on the value of the lands on the day prior to the issuance of each building permit, all in accordance with the Financial Policies for Development and the City's Parkland Dedication By-law, as approved by Council.

(M. Wilson/McMeekin)

That sub-section 2 in Appendix “C” to Report PED25020 be **amended** as follows:

2. That, prior to registration of the plan of subdivision, the owner acknowledges and agrees in writing that submission of a Hydrogeological Report through the Site Plan Control application will be required, **ensuring there are no negative impacts on the Eramosa Karst Conservation Area**. The report shall be conducted by a qualified professional (P. Eng., P. Geo.) that discusses soil/groundwater conditions to properly characterize potential dewatering needs. This brief should discuss seasonal high groundwater levels, excavation depths, dewatering calculations (on a L/s and L/day basis), and if dewatering is required, groundwater quality sampling to compare against Sewer Use By-law criteria. The majority of these information requests can be provided if the applicant requires a geotechnical report to support the development without duplication of efforts, to the satisfaction of the Director, Growth Management and Chief Development Engineer.

Result: Amendment CARRIED by a vote of 11 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
YES – Ward 2 Councillor C. Kroetsch
NOT PRESENT – Ward 3 Councillor N. Nann
YES – Ward 4 Councillor T. Hwang
YES – Ward 5 Councillor M. Francis
YES – Ward 7 Councillor E. Pauls
YES – Ward 8 Councillor J.P. Danko
YES – Ward 10 Councillor J. Beattie
YES – Ward 11 Councillor M. Tadeson
YES – Ward 12 Councillor C. Cassar
YES – Ward 13 Councillor A. Wilson
YES – Ward 15 Councillor T. McMeekin

The vote on the Motion, as amended, was called as follows:

(McMeekin/Cassar)

That Report PED25020, dated January 14, 2025, Application for a Draft Plan of Subdivision for Lands Located at 1898 and 1900 Rymal Road East, Glanbrook (Ward 9), be received, and the following recommendations, be approved:

- (a) That Draft Plan of Subdivision Application 25T-202404, by Weston Consulting (c/o) Kayly Robbins, on behalf of Komil Jasdev Bhalla and Jasdev Singh Bhalla and 1900 Holdco Inc. (c/o Mackenzie Paterson), Owner, on lands located at 1898 and 1900 Rymal Road East, as shown on Appendix "A" attached to Report PED25020, be approved, in accordance with By-law No. 07-323 being the delegation of the City of Hamilton's Assigned Authority Under the Planning Act for the Approval of Subdivisions and Condominiums, on the following basis:
 - (1) That this approval apply to the Draft Plan of Subdivision "Part of Lot 7 – Block 5 Concession 1" certified by N. P. Muth, O.L.S., dated November 22, 2024, consisting of one residential block (Block 1) to facilitate the development of 19 street townhouse dwellings with 38 parking spaces including four visitor parking spaces, as shown on the Draft Plan of Subdivision on Appendix "B" attached to Report PED25020;
 - (2) That the Owner enter into a Standard form Subdivision Agreement as approved by City Council and with the Special Conditions as shown on Appendix "C", **as amended**, attached to Report PED25020;
 - (3) That the Special Conditions of Draft Plan of Subdivision Approval, 25T-202404, as shown in Appendix "C", **as amended**, attached to Report PED25020, be received and endorsed by City Council;
 - (4) In accordance with the City's Comprehensive Development Guidelines and Financial Policies Manual there will be no City of Hamilton cost sharing for this subdivision; and,
 - (5) That payment of Cash-in-Lieu of Parkland will be required, pursuant to Section 51 of the *Planning Act*, prior to the issuance of each building permit. The calculation for the Cash-in-Lieu payment shall be based on the value of the lands on the day prior to the issuance of each building permit, all in accordance with the Financial Policies for Development and the City's Parkland Dedication By-law, as approved by Council.

Result: Motion, as amended, CARRIED by a vote of 11 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
YES – Ward 2 Councillor C. Kroetsch
NOT PRESENT – Ward 3 Councillor N. Nann
YES – Ward 4 Councillor T. Hwang
YES – Ward 5 Councillor M. Francis
YES – Ward 7 Councillor E. Pauls
YES – Ward 8 Councillor J.P. Danko
YES – Ward 10 Councillor J. Beattie
YES – Ward 11 Councillor M. Tadeson
YES – Ward 12 Councillor C. Cassar
YES – Ward 13 Councillor A. Wilson
YES – Ward 15 Councillor T. McMeekin

**8.2 PED25026
Increase to Building Permit Fees (City Wide)**

Chair Hwang called three times for public delegations and no one came forward.

(A. Wilson/Danko)

- (a) That the following public submission regarding this matter be received and considered by the Committee; and,
- (1) Anthony Salemi, West End Home Builders' Association – In support of the staff report
- (b) That the public meeting be closed.

Result: Motion CARRIED by a vote of 11 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
YES – Ward 2 Councillor C. Kroetsch
NOT PRESENT – Ward 3 Councillor N. Nann
YES – Ward 4 Councillor T. Hwang
YES – Ward 5 Councillor M. Francis
YES – Ward 7 Councillor E. Pauls
YES – Ward 8 Councillor J.P. Danko
YES – Ward 10 Councillor J. Beattie
YES – Ward 11 Councillor M. Tadeson
YES – Ward 12 Councillor C. Cassar
YES – Ward 13 Councillor A. Wilson
YES – Ward 15 Councillor T. McMeekin

(A. Wilson/Danko)

That Report PED25026, dated January 14, 2025, Increase to Building Permit Fees (City Wide), be received, and the following recommendations be approved:

- (a) That the By-law, attached as Appendix "A" to Report PED25026 to amend City of Hamilton By-law No. 15-058, the Building By-law, which has been prepared in a form satisfactory to the City Solicitor, be enacted.

Result: Motion CARRIED by a vote of 11 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
YES – Ward 2 Councillor C. Kroetsch
NOT PRESENT – Ward 3 Councillor N. Nann
YES – Ward 4 Councillor T. Hwang
YES – Ward 5 Councillor M. Francis
YES – Ward 7 Councillor E. Pauls
YES – Ward 8 Councillor J.P. Danko
YES – Ward 10 Councillor J. Beattie
YES – Ward 11 Councillor M. Tadeson
YES – Ward 12 Councillor C. Cassar
YES – Ward 13 Councillor A. Wilson
YES – Ward 15 Councillor T. McMeekin

9. ITEMS FOR CONSIDERATION

**9.1 PED25027
Demolition Permit – 58 Carluke Road West (Ward 12)**

(Cassar/A. Wilson)

That Report PED25027, dated January 14, 2025, respecting Demolition Permit – 58 Carluke Road West (Ward 12), be received, and the following recommendations be approved:

- (a) That the request by the owner to issue a demolition permit for 58 Carluke Road West without the rebuild conditions be APPROVED since the single detached dwelling is located next to an industrial use (bakery) and a new single detached dwelling would be incompatible with the existing industrial use of the property;
- (b) That the Chief Building Official be authorized to issue a demolition permit for 58 Carluke Road West in accordance with By-law 22-101, pursuant to Section 33 of The Planning Act, as amended, without having to comply with section 6(a) of the Demolition Control Area By-law 22-101.

Result: Motion CARRIED by a vote of 10 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
YES – Ward 2 Councillor C. Kroetsch
NOT PRESENT – Ward 3 Councillor N. Nann
YES – Ward 4 Councillor T. Hwang
YES – Ward 5 Councillor M. Francis
YES – Ward 7 Councillor E. Pauls
YES – Ward 8 Councillor J.P. Danko
NOT PRESENT – Ward 10 Councillor J. Beattie
YES – Ward 11 Councillor M. Tadeson
YES – Ward 12 Councillor C. Cassar
YES – Ward 13 Councillor A. Wilson
YES – Ward 15 Councillor T. McMeekin

**9.2 PED25028
Demolition Permit - 10-16 Kenilworth Avenue North (Ward 4)**

(Kroetsch/Hwang)

That Report PED25028, dated January 14, 2025, respecting Demolition Permit – 10-16 Kenilworth Avenue North (Ward 4), be received, and the following recommendations be approved:

- (a) That the request to issue a demolition permit prior to the owner obtaining final Site Plan Approval for redevelopment of 10-16 Kenilworth Avenue North be DENIED since the building is in fair condition, boarded up and secure, and staff consider the application to be premature;
- (b) That the Chief Building Official be authorized to issue a demolition permit for 10-16 Kenilworth Avenue North in accordance with By-law 22-101, pursuant to Section 33 of *The Planning Act* once final Site Plan Control approval has been granted for redevelopment of the property in accordance with section 6(b) of the Demolition Control Area By-law 22-101.

Result: Motion CARRIED by a vote of 10 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
YES – Ward 2 Councillor C. Kroetsch
NOT PRESENT – Ward 3 Councillor N. Nann
YES – Ward 4 Councillor T. Hwang
YES – Ward 5 Councillor M. Francis
YES – Ward 7 Councillor E. Pauls
YES – Ward 8 Councillor J.P. Danko
NOT PRESENT – Ward 10 Councillor J. Beattie

YES – Ward 11 Councillor M. Tadeson
YES – Ward 12 Councillor C. Cassar
YES – Ward 13 Councillor A. Wilson
YES – Ward 15 Councillor T. McMeekin

9.3 PED25009
Request for Direction to Proceed with Appeal of Committee of Adjustment Decision to Approve Minor Variance Application GL/A-24:09 for Lands Located at 2016 Regional Road No. 56, Glanbrook (Ward 11)

(Kroetsch/Tadeson)

That Report PED25009, dated January 14, 2025, respecting Request for Direction to Proceed with Appeal of Committee of Adjustment Decision to Approve Minor Variance Application GL/A-24:09 for Lands Located at 2016 Regional Road No. 56, Glanbrook (Ward 11), be DEFERRED to the February 4, 2025 Planning Committee meeting.

Result: MOTION, CARRIED by a vote of 9 to 1, as follows:

YES – Ward 1 Councillor M. Wilson
YES – Ward 2 Councillor C. Kroetsch
NOT PRESENT – Ward 3 Councillor N. Nann
YES – Ward 4 Councillor T. Hwang
NOT PRESENT – Ward 5 Councillor M. Francis
YES – Ward 7 Councillor E. Pauls
YES – Ward 8 Councillor J.P. Danko
YES – Ward 10 Councillor J. Beattie
YES – Ward 11 Councillor M. Tadeson
NO – Ward 12 Councillor C. Cassar
YES – Ward 13 Councillor A. Wilson
YES – Ward 15 Councillor T. McMeekin

**9.4 PED25023
Request for Direction to Proceed with Appeal of Committee of
Adjustment Decision to Approve Consent Application B-24:42 and
Minor Variance Application A-24:171 for Lands Located at 1248
Concession 6 West, Flamborough (Ward 13)**

(A. Wilson/Danko)

That Report PED25023, dated January 14, 2025, respecting Request for Direction to Proceed with Appeal of Committee of Adjustment Decision to Approve Consent Application B-24:42 and Minor Variance Application A-24:171 for Lands Located at 1248 Concession 6 West, Flamborough (Ward 13), be received, and the following recommendations be approved:

- (a) That Council gives approval to the following actions, as detailed in Report PED25023, respecting Committee of Adjustment Consent application B-24:42 and Minor Variance application A-24:171 submitted by The Angrish Group c/o Ruchika Angrish, on behalf of Phil and Marlene Elgersma (owners), for the lands located at 1248 Concession 6 West, Flamborough, as shown in Appendix "A" attached to Report PED25023, granted by the Committee of Adjustment and recommended for denial by the Planning and Economic Development Department:
 - (i) That Council of the City of Hamilton proceed with the appeal to the Ontario Land Tribunal against the decision of the Committee of Adjustment to approve Consent application B-24:42 and Minor Variance application A-24:171; and,
 - (ii) That Council directs appropriate Legal Services and Planning staff to attend the future Ontario Land Tribunal hearing in opposition to the decision of the Committee of Adjustment to approve Consent application B-24:42 and Minor Variance application A-24:171.

Result: Motion CARRIED by a vote of 10 to 1, as follows:

YES – Ward 1 Councillor M. Wilson
YES – Ward 2 Councillor C. Kroetsch
NOT PRESENT – Ward 3 Councillor N. Nann
YES – Ward 4 Councillor T. Hwang
YES – Ward 5 Councillor M. Francis
YES – Ward 7 Councillor E. Pauls
YES – Ward 8 Councillor J.P. Danko
YES – Ward 10 Councillor J. Beattie
YES – Ward 11 Councillor M. Tadeson
YES – Ward 12 Councillor C. Cassar

YES – Ward 13 Councillor A. Wilson
NO – Ward 15 Councillor T. McMeekin

9.5 PED25015

Application to Deem lands Being Blocks 187, 188 and 189 of Registered Plan 62M-987 not to be Part of a Registered Plan of Subdivision, for the Purposes of Subsection 50(3) of the Planning Act (Stoney Creek) (Ward 10)

(Beattie/Kroetsch)

That Report PED25015, dated January 14, 2025, respecting Application to Deem lands Being Blocks 187, 188 and 189 of Registered Plan 62M-987 not to be Part of a Registered Plan of Subdivision, for the Purposes of Subsection 50(3) of the Planning Act (Stoney Creek) (Ward 10), be received, and the following recommendations be approved:

- (a) That approval be given to deem Blocks 187, 188 and 189 of Registered Plan 62M-987 not to be part of a Registered Plan of Subdivision, for the purposes of Subsection 50(3) of the Planning Act, as shown on Appendix “A” to Report PED25015; and,
- (b) That the draft By-law, attached as Appendix “D” to Report PED25015, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council.

Result: Motion CARRIED by a vote of 11 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
YES – Ward 2 Councillor C. Kroetsch
NOT PRESENT – Ward 3 Councillor N. Nann
YES – Ward 4 Councillor T. Hwang
YES – Ward 5 Councillor M. Francis
YES – Ward 7 Councillor E. Pauls
YES – Ward 8 Councillor J.P. Danko
YES – Ward 10 Councillor J. Beattie
YES – Ward 11 Councillor M. Tadeson
YES – Ward 12 Councillor C. Cassar
YES – Ward 13 Councillor A. Wilson
YES – Ward 15 Councillor T. McMeekin

**9.6 PED25017
City of Hamilton Response to the Province’s Proposed “Amendments to Reduce Records of Site Condition That Are Not Supporting Brownfields Redevelopment” - Amendments to Ontario Regulation 153/04 under the Environmental Protection Act (City Wide)**

(M. Wilson/Kroetsch)

That Report PED25017, dated January 14, 2025, respecting City of Hamilton Response to the Province’s Proposed “Amendments to Reduce Records of Site Condition That Are Not Supporting Brownfields Redevelopment” - Amendments to Ontario Regulation 153/04 under the Environmental Protection Act (City Wide), and the following recommendations be approved:

- (a) That Council receive Report PED25017 as the basis for written comments respecting proposed amendments to Record of Site Condition requirements under Ontario Regulation 153/04, including the submission letter to the Province, attached as Appendix “A” to Report PED25017;
- (b) That Council adopt the submission and Recommendations as presented in Report PED25017 respecting Proposed Amendments to Record of Site Condition requirements under Ontario Regulation 153/04;
- (c) That the General Manager of Planning and Economic Development be authorized and directed to confirm the submission made to the Province, attached as Appendix “A” to Report PED25017;
- (d) That should the proposed amendments to Record of Site Condition requirements under Ontario Regulation 153/04 come into force, staff be directed and authorized to prepare a draft amendment to the City’s Official Plans and schedule a Statutory Public Meeting for Council’s consideration at a future Planning Committee.

Result: Motion CARRIED by a vote of 11 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
YES – Ward 2 Councillor C. Kroetsch
NOT PRESENT – Ward 3 Councillor N. Nann
YES – Ward 4 Councillor T. Hwang
YES – Ward 5 Councillor M. Francis
YES – Ward 7 Councillor E. Pauls
YES – Ward 8 Councillor J.P. Danko
YES – Ward 10 Councillor J. Beattie
YES – Ward 11 Councillor M. Tadeson
YES – Ward 12 Councillor C. Cassar

YES – Ward 13 Councillor A. Wilson
YES – Ward 15 Councillor T. McMeekin

**9.7 PED25022
Amendment to Schedule 11 (Payday Loans businesses) of Licensing
By-law 07-170 and request for relocation of an existing payday loans
business (City Wide)**

(Beattie/Hwang)

That Report PED25022, dated January 14, 2025, respecting Amendment to Schedule 11 (Payday Loans businesses) of Licensing By-law 07-170 and request for relocation of an existing payday loans business (City Wide), be received, and the following recommendations be approved:

- (a) That Council approve the request by Cash Money, located at 158 Highway 8, Ward 10, to relocate the existing payday loan business to a new address within Ward 10.
- (b) That Council approve the amendments to the Licensing By-law 07-170, Schedule 11, attached as Appendix “A”, to provide the Director of Licensing and By-law Services delegated authority to consider a location change under extenuating circumstances and update the list of licensed payday loan businesses within the City, which has been prepared in a form satisfactory to the City Solicitor, be approved and enacted.

(Beattie/McMeekin)

That Report PED25022 be **amended** by deleting sub-section (a) and renumbering the balance accordingly, as follows:

~~**(a) That Council approve the request by Cash Money, located at 158 Highway 8, Ward 10, to relocate the existing payday loan business to a new address within Ward 10.**~~

~~**(b)(a)**~~ That Council approve the amendments to the Licensing By-law 07-170, Schedule 11, attached as Appendix “A”, to provide the Director of Licensing and By-law Services delegated authority to consider a location change under extenuating circumstances and update the list of licensed payday loan businesses within the City, which has been prepared in a form satisfactory to the City Solicitor, be approved and enacted.

Result: Motion CARRIED by a vote of 11 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
YES – Ward 2 Councillor C. Kroetsch

NOT PRESENT – Ward 3 Councillor N. Nann
YES – Ward 4 Councillor T. Hwang
YES – Ward 5 Councillor M. Francis
YES – Ward 7 Councillor E. Pauls
YES – Ward 8 Councillor J.P. Danko
YES – Ward 10 Councillor J. Beattie
YES – Ward 11 Councillor M. Tadeson
YES – Ward 12 Councillor C. Cassar
YES – Ward 13 Councillor A. Wilson
YES – Ward 15 Councillor T. McMeekin

(Cassar/Kroetsch)

That Report PED25022 be referred back to staff as part of a larger policy review, for a report back to the Planning Committee in Q1 2026.

Result: Motion DEFEATED by a vote of 6 to 5, as follows:

YES – Ward 1 Councillor M. Wilson
YES – Ward 2 Councillor C. Kroetsch
NOT PRESENT – Ward 3 Councillor N. Nann
NO – Ward 4 Councillor T. Hwang
NO – Ward 5 Councillor M. Francis
NO – Ward 7 Councillor E. Pauls
NO – Ward 8 Councillor J.P. Danko
YES – Ward 10 Councillor J. Beattie
NO – Ward 11 Councillor M. Tadeson
YES – Ward 12 Councillor C. Cassar
YES – Ward 13 Councillor A. Wilson
NO – Ward 15 Councillor T. McMeekin

(Beattie/Hwang)

That Report PED25022, dated January 14, 2025, respecting Amendment to Schedule 11 (Payday Loans businesses) of Licensing By-law 07-170 and request for relocation of an existing payday loans business (City Wide), be received, and the following recommendation be approved:

- (a) That Council approve the amendments to the Licensing By-law 07-170, Schedule 11, attached as Appendix “A”, to provide the Director of Licensing and By-law Services delegated authority to consider a location change under extenuating circumstances and update the list of licensed payday loan businesses within the City, which has been prepared in a form satisfactory to the City Solicitor, be approved and enacted.

Result: Motion DEFEATED by a vote of 7 to 4, as follows:

NO – Ward 1 Councillor M. Wilson
NO – Ward 2 Councillor C. Kroetsch
NOT PRESENT – Ward 3 Councillor N. Nann
YES – Ward 4 Councillor T. Hwang
NO – Ward 5 Councillor M. Francis
YES – Ward 7 Councillor E. Pauls
NO – Ward 8 Councillor J.P. Danko
NO – Ward 10 Councillor J. Beattie
YES – Ward 11 Councillor M. Tadeson
NO – Ward 12 Councillor C. Cassar
NO – Ward 13 Councillor A. Wilson
YES – Ward 15 Councillor T. McMeekin

9.8 Hamilton Municipal Heritage Committee Report 24-011 - December 13, 2024

(Kroetsch/Pauls)

That the Hamilton Municipal Heritage Committee Report 24-011, dated December 13, 2024, be received, and the following recommendations be approved:

- (a) **Heritage Permit Application HP2024-033, Under Section 34 of the Ontario Heritage Act, for the Demolition of the Tivoli Lobby and Auditorium at 108 James Street North and 111 -113 Hughson Street North, Hamilton (PED24232) (Ward 2) (Item 8.1)**
- (i) That Heritage Permit Application HP2024-033, under Section 34 of the Ontario Heritage Act, for the demolition of the Tivoli Lobby and Auditorium at 108 James Street North and 111-113 Hughson Street North, Hamilton, be approved in accordance with the submitted Heritage Permit Application and the following conditions:
- (1) That a Conservation Strategy, including a Conservation Plan, Interpretation/Commemoration Plan, Documentation and Salvage Report, Design Guidelines, and an Interim Conditions Plan outlining how the site conditions will be treated and managed following demolition and until redevelopment occurs, be submitted in accordance with the recommendations of the Cultural Heritage Impact Assessment prepared by +VG, dated September 30, 2024 (attached as Appendix “B” to Report PED24232), and their Addendum dated November 27, 2024 (attached as Appendix “C” to Report

PED24232), to the satisfaction and approval of the Director of Planning and Chief Planner, prior to issuance of a Building Permit to Demolish any structures on the property;

- (2) That the following conditions with respect to cost estimates and financial security shall be satisfied prior to the issuance of a Building Permit to demolish the former Tivoli Theatre structures:
 - (aa) The applicant shall provide cost estimates for either: (a) 100% of the total cost of implementing the Conservation Strategy, approved in accordance with Condition (i); or, (b) a minimum of \$1,000,000 to cover the approximate costs of implementing the Conservation Strategy, including salvaging representative plaster features, where feasible, and recreating the plaster detailing in a new development on the site, which may be approved in accordance with Condition (i) following demolition of the Tivoli Theatre structures. Such cost estimates shall be in the form satisfactory to the Director of Planning and Chief Planner, or be prepared in accordance with the Guides for estimating security requirements for landscaping and engineering;
 - (bb) The applicant shall calculate the lump sum security payment, satisfactory to the City Solicitor, for works to the satisfaction of the Director of Planning and Chief Planner;
 - (cc) The applicant shall provide Financial Instrument for security that is satisfactory to the City Solicitor such as the Letter of Credit (Policy), Surety Bond (Policy), or Certified Cheque/Bank Draft to the Director of Planning and Chief Planner for 100% of the total estimated cost as per Condition (ii)(1) in a form satisfactory to the City's Finance Department (Development Officer, Development Charges, Programs and Policies) to be held by the City as security for the completion of the on-site development works required in these conditions. Alternatively, the owner may choose to provide a lump sum payment for on-site works in accordance with Condition (ii)(2) above;

- (dd) The Security shall be kept in force, whether or not the ownership of 108 James Street North and 111-113 Hughson Street North, Hamilton, changes at any time, until the completion of the required site development works in conformity with this Heritage Permit HP2024-033, and securities may be reduced in accordance with the approved Financial Instrument Policies by the City Solicitor. If the Security is about to expire without renewal thereof and the works have not been completed in conformity with their approved designs, the City may draw all of the funds so secured and hold them as security to guarantee completion unless the City Solicitor is provided with a replacement or renewal of the Security forthwith;
 - (ee) In the event that the Owner fails to complete, to the satisfaction of the Director of Planning and Chief Planner, the required site development works in conformity with this Heritage Permit within the time required, then the Owner shall permit the City, its employees, agents or contractors, at the City's sole option and in addition to any other remedies that the City may have, to enter on the lands and so complete the required site development works to the extent of monies received as Security. The cost of completion of such works shall be deducted from the monies obtained from the Security. In the event that there is a surplus, the City shall pay it forthwith to the Owner. In the event that there are required site development works remaining to be completed, the City may exercise its authority under (Section 446 of the Municipal Act) to have such works completed and to recover the expense incurred in doing so in like manner as municipal taxes and the Owner shall enter an agreement with the City to give effect to this Condition (ii)(5) and shall register this Agreement on title to the Property at the Owner's own expense;
- (3) That the applicant submits a complete Zoning By-law Amendment application under the Planning Act for redevelopment of the site, in accordance with the

Conservation Strategy approved as part of Condition (i), prior to issuance of a Building Permit to demolish the former Tivoli Theatre structures;

- (4) That any minor changes to the approved scope of work shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to the commencement of any alterations;
 - (5) That an initial scoped Conservation Plan and Documentation and Salvage Plan, assessing the feasibility of salvaging representative plaster features from the building, including details for their abatement and storage, be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to the commencement of the removal of interior plaster features;
 - (6) That the demolition, in accordance with this approval, shall be completed no later than January 31, 2026. If the alteration(s) are not completed by January 31, 2026, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton; and,
 - (7) That the Director of Planning and Chief Planner be authorized to approve a request to extend the date noted in Condition (vi) of this approval if that request is submitted prior to the expiry and if progress is being made to their satisfaction.
- (ii) That the Director of Planning and Chief Planner be authorized to execute an Agreement with the owner(s) of 108 James Street North and 111-113 Hughson Street North, Hamilton, satisfactory to the City Solicitor, to be registered on title by the owner(s) and to give effect to Recommendation (a) (ii) (5) of Report PED24232; and,
 - (iii) That staff be directed to repeal Designation By-law Nos. 04-256 (Tivoli Auditorium) and 90-255 (Tivoli Lobby) following implementation of the recommendations of the Conservation Strategy approved as part of Recommendation (a)(i) of Report PED24232.

(b) Hamilton Municipal Heritage Committee Year in Review, 2024 (PED24235) (City Wide) (Item 9.1)

That Report PED24235 respecting Hamilton Municipal Heritage Committee Year in Review, 2024, be received.

(c) Demolition of 537 King Street East, Hamilton, Being a Non-Designated Property Listed on the Municipal Heritage Register with an Unsafe Order to Comply (PED24231) (Ward 3) (Item 10.1)

That the non-designated property located at 537 King Street East, Hamilton, be removed from the Municipal Heritage Register.

Result: Motion CARRIED by a vote of 11 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
YES – Ward 2 Councillor C. Kroetsch
NOT PRESENT – Ward 3 Councillor N. Nann
YES – Ward 4 Councillor T. Hwang
YES – Ward 5 Councillor M. Francis
YES – Ward 7 Councillor E. Pauls
YES – Ward 8 Councillor J.P. Danko
YES – Ward 10 Councillor J. Beattie
YES – Ward 11 Councillor M. Tadeson
YES – Ward 12 Councillor C. Cassar
YES – Ward 13 Councillor A. Wilson
YES – Ward 15 Councillor T. McMeekin

10. MOTIONS

10.1 Feasibility on the Adoption and Enforcement of a By-law to Prohibit Protests at Places of Worship and Their Facilities

(M. Wilson/Danko)

WHEREAS, section 10 of the Municipal Act, 2001, S.O. 2001, c. 25, as amended provides that a Municipality may pass by-laws respecting: economic, social and environmental well-being of the Municipality; health, safety and well-being of persons; and the protection of persons and property;

WHEREAS, the Canadian Charter of Rights and Freedoms protects religious expression;

WHEREAS, places of worship provide a safe space for people to come together to express their religious beliefs;

WHEREAS, acts of violence and intimidation at or near places of worship create can cause people to be hesitant to exercise their rights due to fear and/or lack of safety;

WHEREAS, the City of Hamilton's Community Safety and Well-Being Plan aims to create the community conditions where everyone is safe and has a sense of belonging;

WHEREAS, the City of Hamilton is a place where diversity and inclusivity are embraced and celebrated;

WHEREAS, the City of Hamilton respects the right to peaceful protest as a fundamental freedom afforded to all individuals. However, it also recognizes that any acts of violence, threats of violence or vandalism in the course of a protest are not protected by the Canadian Charter of Rights and Freedoms;

THEREFORE, BE IT RESOLVED:

That staff be directed to prepare a report for Planning Committee's consideration no later than Q1 2025, on the feasibility of the City of Hamilton adopting and enforcing a by-law to prohibit protests at Places of Worship and their facilities– all while balancing the fundamental importance of freedom of expression and freedom of assembly, with the safety and well-being of community members accessing these places of worship and their facilities.

Result: Motion CARRIED by a vote of 10 to 1, as follows:

YES – Ward 1 Councillor M. Wilson
NO – Ward 2 Councillor C. Kroetsch
NOT PRESENT – Ward 3 Councillor N. Nann
YES – Ward 4 Councillor T. Hwang
YES – Ward 5 Councillor M. Francis
YES – Ward 7 Councillor E. Pauls
YES – Ward 8 Councillor J.P. Danko
YES – Ward 10 Councillor J. Beattie
YES – Ward 11 Councillor M. Tadeson
YES – Ward 12 Councillor C. Cassar
YES – Ward 13 Councillor A. Wilson
YES – Ward 15 Councillor T. McMeekin

11. NOTICE OF MOTIONS

11.1 1065 Paramount Drive – Ontario Land Tribunal Appeal

(a) (Beattie/Hwang)

That the rules of order be suspended to allow for the introduction of a Motion respecting 1065 Paramount Drive – Ontario Land Tribunal Appeal.

Result: Motion CARRIED by a 2/3rds vote of 11 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
YES – Ward 2 Councillor C. Kroetsch
NOT PRESENT – Ward 3 Councillor N. Nann
YES – Ward 4 Councillor T. Hwang
YES – Ward 5 Councillor M. Francis
YES – Ward 7 Councillor E. Pauls
YES – Ward 8 Councillor J.P. Danko
YES – Ward 10 Councillor J. Beattie
YES – Ward 11 Councillor M. Tadeson
YES – Ward 12 Councillor C. Cassar
YES – Ward 13 Councillor A. Wilson
YES – Ward 15 Councillor T. McMeekin

(a) (Beattie/Hwang)

WHEREAS, at its meeting on June 26, 2024 Council directed the City Solicitor to oppose the appeal to the Ontario Land Tribunal (“Tribunal”) by Mikmada (Paramount) Inc. for the lands located at 1065 Paramount Drive, Stoney Creek for applications for Official Plan Amendment (UHOPA-23-005) and Zoning By-law Amendment (ZAC-23- 006);

WHEREAS, in accordance with Council’s direction, the appeal proceeded to a contested hearing and on January 7, 2025 the Tribunal issued a decision granting the appeal;

THEREFORE, BE IT RESOLVED:

That Legal Services staff be directed to report back to the February 4, 2025 Planning Committee meeting on options to potentially challenge the Tribunal’s decision, respecting 1065 Paramount Drive, and the likelihood of success of those options.

Result: Motion CARRIED by a vote of 11 to 0, as follows:

YES – Ward 1 Councillor M. Wilson

YES – Ward 2 Councillor C. Kroetsch
NOT PRESENT – Ward 3 Councillor N. Nann
YES – Ward 4 Councillor T. Hwang
YES – Ward 5 Councillor M. Francis
YES – Ward 7 Councillor E. Pauls
YES – Ward 8 Councillor J.P. Danko
YES – Ward 10 Councillor J. Beattie
YES – Ward 11 Councillor M. Tadeson
YES – Ward 12 Councillor C. Cassar
YES – Ward 13 Councillor A. Wilson
YES – Ward 15 Councillor T. McMeekin

11.2 Committee of Adjustment Decisions Review

Councillor Danko introduced the following Notice of Motion:

That Planning staff report back to Planning Committee with a review of decisions of the current Committee of Adjustment that have raised concern and/or are against the recommendations of professional City of Hamilton planning staff that require costly City initiated appeals to the Ontario Land Tribunal.

12. PRIVATE & CONFIDENTIAL

Committee determined that discussion of Item 12.1 was not required in Closed Session; therefore, the matter was addressed in Open Session, as follows:

12.1 Closed Session Minutes – December 3, 2024

(Cassar/A. Wilson)

That the Closed Session minutes of the December 3, 2024 Planning Committee meeting, be approved and remain confidential.

Result: Motion CARRIED by a vote of 11 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
YES – Ward 2 Councillor C. Kroetsch
NOT PRESENT – Ward 3 Councillor N. Nann
YES – Ward 4 Councillor T. Hwang
YES – Ward 5 Councillor M. Francis
YES – Ward 7 Councillor E. Pauls
YES – Ward 8 Councillor J.P. Danko
YES – Ward 10 Councillor J. Beattie
YES – Ward 11 Councillor M. Tadeson
YES – Ward 12 Councillor C. Cassar
YES – Ward 13 Councillor A. Wilson

YES – Ward 15 Councillor T. McMeekin

(Cassar/Kroetsch)

That Committee move into Closed Session for Item 12.2 and 12.3 pursuant to Section 9.3, Sub-sections (e), (f) and (k) of the City's Procedural By-law 21-021, as amended; 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.

Result: Motion CARRIED by a vote of 11 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
YES – Ward 2 Councillor C. Kroetsch
NOT PRESENT – Ward 3 Councillor N. Nann
YES – Ward 4 Councillor T. Hwang
YES – Ward 5 Councillor M. Francis
YES – Ward 7 Councillor E. Pauls
YES – Ward 8 Councillor J.P. Danko
YES – Ward 10 Councillor J. Beattie
YES – Ward 11 Councillor M. Tadeson
YES – Ward 12 Councillor C. Cassar
YES – Ward 13 Councillor A. Wilson
YES – Ward 15 Councillor T. McMeekin

The Committee reconvened in Open Session at 12:34 p.m.

12.2 LS20003(b)

Waterdown Bay – 392 Dundas Street East (Ward 15)

(McMeekin/A. Wilson)

That Report LS20003(b), dated January 14, 2025, respecting Waterdown Bay – 392 Dundas Street East (Ward 15) be received, and remain confidential.

Result: Motion CARRIED by a vote of 11 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
YES – Ward 2 Councillor C. Kroetsch
NOT PRESENT – Ward 3 Councillor N. Nann
YES – Ward 4 Councillor T. Hwang
YES – Ward 5 Councillor M. Francis
YES – Ward 7 Councillor E. Pauls

YES – Ward 8 Councillor J.P. Danko
YES – Ward 10 Councillor J. Beattie
YES – Ward 11 Councillor M. Tadeson
YES – Ward 12 Councillor C. Cassar
YES – Ward 13 Councillor A. Wilson
YES – Ward 15 Councillor T. McMeekin

12.3 LS24006(a)

Appeal to the Ontario Land Tribunal (OLT) for lands located at 1400 South Service Road, Stoney Creek, for Lack of Decision on Urban Hamilton Official Plan Amendment Application (UHOPA-21-018) and Zoning By-law Amendment Application (ZAC-21-039) (Ward 10)

(Beattie/Tadeson)

- (a) That Report LS20003(b), dated January 14, 2025, respecting Appeal to the Ontario Land Tribunal (OLT) for lands located at 1400 South Service Road, Stoney Creek, for Lack of Decision on Urban Hamilton Official Plan Amendment Application (UHOPA-21-018) and Zoning By-law Amendment Application (ZAC-21-039) (Ward 10) be received, and the following recommendations be approved:
- (i) That the directions to staff in Closed Session respecting Report LS24006(a) be approved;
 - (ii) That closed session recommendations (a) and (b) and Appendix “A” of Confidential Report LS24006(a) be approved and remain confidential until made public as the City’s position before the Ontario Land Tribunal; and,
 - (iii) That the balance of Report LS24006(a), including Appendix “B” hereto, remain confidential.

Result: Motion CARRIED by a vote of 11 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
YES – Ward 2 Councillor C. Kroetsch
NOT PRESENT – Ward 3 Councillor N. Nann
YES – Ward 4 Councillor T. Hwang
YES – Ward 5 Councillor M. Francis
YES – Ward 7 Councillor E. Pauls
YES – Ward 8 Councillor J.P. Danko
YES – Ward 10 Councillor J. Beattie
YES – Ward 11 Councillor M. Tadeson
YES – Ward 12 Councillor C. Cassar
YES – Ward 13 Councillor A. Wilson
YES – Ward 15 Councillor T. McMeekin

13. ADJOURNMENT

There being no further business, the Planning Committee adjourned at 12:36 p.m.

Respectfully submitted,

Councillor Tammy Hwang
Chair, Planning Committee

Lisa Kelsey
Legislative Coordinator



GENERAL ISSUES COMMITTEE MINUTES - GIC 25-001

9:30 a.m.

January 15, 2025

Council Chambers (Hybrid), City Hall, 2nd Floor
71 Main Street West, Hamilton, Ontario

Present: Mayor A. Horwath
Deputy Mayor M. Tadeson (Chair)
Councillors J. Beattie, C. Cassar, B. Clark, J.P. Danko, M. Francis,
T. Hwang, T. Jackson, C. Kroetsch, T. McMeekin, E. Pauls (Virtually),
M. Spadafora, A. Wilson and M. Wilson

Absent: Councillor N. Nann – Personal

THE FOLLOWING ITEMS WERE REFERRED TO COUNCIL FOR CONSIDERATION:

1. CALL TO ORDER

Deputy Mayor M. Tadeson called the meeting to order at 9:30 a.m.

2. CEREMONIAL ACTIVITIES

There were no ceremonial activities.

3. APPROVAL OF AGENDA

(Beattie/McMeekin)

That the agenda for the January 15, 2025 General Issues Committee meeting, be approved, as presented.

CARRIED

4. DECLARATIONS OF INTEREST

Councillor B. Clark declared a non-disqualifying interest to Item 7.5, Report HSC25008, respecting Encampment Response Update - October to December 2024, as he referred Wade Poziomka to a Ward 9 community group experiencing an ongoing environmental issue.

Councillor M. Spadafora declared a disqualifying interest to Item 8.5, Report FCS25001, respecting 2025 Tax Supported User Fees (City Wide), as he has an interest in a hockey organization and renting facility ice time.

Mayor Horwath declared a disqualifying interest to Item 8.10, Report FCS25009, respecting Proposed Amendments to the Timelines for the Vacant Unit Tax Program, as she has a property with a vacant unit.

5. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

5.1 December 4, 2024

(McMeekin/Spadafora)

That the minutes of the December 4, 2024 General Issues Committee, be adopted, as presented.

CARRIED

6. DELEGATIONS

6.1 Delegations respecting the report on potential alternative municipal revenue streams, from the following individuals:

The following delegates addressed the Committee respecting the report on potential alternative municipal revenue streams:

6.1(a) Eddie Sheppard, Abacus Data (In-Person) (Approved December 4, 2024)

6.1(b) Julie Sergi, Cornerstone Assoc. of Realtors (In-Person) (Approved December 4, 2024)

6.1(c) Mike Collins-Williams, West End Home Builders' Association (In-Person)

6.1(d) Daniel Chin, Hamilton and District Apartment Association (In-Person)

(McMeekin/Cassar)

That the following delegations respecting the report on potential alternative municipal revenue streams, be received:

6.1(a) Eddie Sheppard, Abacus Data (In-Person) (Approved December 4, 2024)

6.1(b) Julie Sergi, Cornerstone Assoc. of Realtors (In-Person) (Approved December 4, 2024)

6.1(c) Mike Collins-Williams, West End Home Builders' Association (In-Person)

6.1(d) Daniel Chin, Hamilton and District Apartment Association (In-Person)

CARRIED

**6.2 Alex Sears, respecting things from the cyber attack (In-Person)
(Approved December 4, 2024)**

Alex Sears was not present for their delegation when called upon.

6.3 Andrew Selman, respecting Gage Park electricity theft, the continued criminal presence, and a lack of city auditing processes that allow the tunnels to be dug and operate (In-Person)

Andrew Selman, addressed the Committee respecting Gage Park electricity theft, the continued criminal presence, and a lack of city auditing processes that allow the tunnels to be dug and operate.

(Beattie/Spadafora)

That the delegation from Andrew Selman, respecting Gage Park electricity theft, the continued criminal presence, and a lack of city auditing processes that allow the tunnels to be dug and operate, be received.

CARRIED

6.4 Delegations respecting Item 9.2 - Rescinding of City of Hamilton Encampment Protocol, from the following individuals:

The following delegates addressed the Committee respecting Item 9.2 - Rescinding of City of Hamilton Encampment Protocol:

- 6.4(a) Dawn Grant (In-Person)
- 6.4(b) Ralph Baigent (In-Person)
- 6.4(c) James Kemp (Virtually)
- 6.4(d) Brad Evoy, Disability Justice Network of Ontario (Pre- Recorded)

(Spadafora/Beattie)

That the following delegations respecting Item 9.2 - Rescinding of City of Hamilton Encampment Protocol, be received:

- 6.4(a) Dawn Grant (In-Person)
- 6.4(b) Ralph Baigent (In-Person)
- 6.4(c) James Kemp (Virtually)
- 6.4(d) Brad Evoy, Disability Justice Network of Ontario (Pre- Recorded)

CARRIED

7. ITEMS FOR INFORMATION

(i) (Hwang/Horwath)

That the following Items for Information, be received:

- 7.1 Mayor's Task Force on Transparency, Access and Accountability Reports:

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7.1(a) Mayor's Task Force on Transparency, Access and Accountability Report 24-009 - November 19, 2024

7.1(b) Mayor's Task Force on Transparency, Access and Accountability Report 24-010 - December 3, 2024

7.2 Correspondence from the Accessibility Committee for Persons with Disabilities respecting the Accessibility of Shelters and Supervised Encampments

7.3 Accessibility Committee for Persons with Disabilities Report 24-011 - December 10, 2024

7.4 FCS24022(a)
Revenue Sources to Fund Council Priorities and Ongoing Operating and Capital Works (City Wide)

7.5 HSC25008
Encampment Response Update - December 2024 (City Wide)

CARRIED

(ii) (Cassar/M. Wilson)

That the General Issues Committee recess for 40 minutes until 1:30 p.m.

CARRIED

The General Issues Committee reconvened at 1:30 p.m.

8. ITEMS FOR CONSIDERATION

8.1 Business Improvement Area Sub-Committee Report 24-008 - November 12, 2024

(Hwang/Kroetsch)

That the Business Improvement Area Sub-Committee Report 24-008, dated November 12, 2024, be received, and the following recommendations be approved:

(1) Locke Street Business Improvement Area Expenditure Request (Item 11.1)

That the expenditure request from the Locke Street Business Improvement Area, in the amount of \$2,691.94 to be spent on streetscape planters, hanging baskets and the watering of both, funded from the 2024 Contribution to Operating Budget Program for the Business Improvement Areas (BIA Payments Account 815010-56905), be approved.

(2) Stoney Creek Business Improvement Area Expenditure Request (Item 11.2)

That the expenditure request from the Stoney Creek Business Improvement Area, in the amount of \$9,923.36 to be spent on streetscape items and hanging baskets, plant materials and watering of the planters/hanging baskets, funded from the 2024 Contribution to Operating Budget Program for the Business Improvement Areas (BIA Payments Account 815010-56905), be approved.

(3) Westdale Village Business Improvement Area Expenditure Request (Item 11.3)

That the expenditure request from the Westdale Village Business Improvement Area, in the amount of \$9,699.15 to be spent on streetscape planters, hanging baskets and watering of both, funded from the 2024 Contribution to Operating Budget Program for the Business Improvement Areas (BIA Payments Account 815010-56905), be approved.

(4) Ancaster Village Business Improvement Area Expenditure Requests (Item 11.4)

That the expenditure request from the Ancaster Village Business Improvement Area, in the amount of \$5,283.45, be spent on promotion of the Ancaster Business Improvement Area and its events, funded from the 2024 Parking Revenue Sharing Program (Parking Revenue Account 815010-52505), be approved.

(5) Ottawa Street Business Improvement Area Expenditure Request (Item 11.5)

(a) That the expenditure request from the Ottawa Street Business Improvement Area, in the amount of \$12,125.17, be spent on beautification initiatives funded from the 2024 Contribution to Operating Budget Program for the Business Improvement Areas (BIA Payments Account 815010-56905), be approved; and

(b) That the expenditure request from the Ottawa Street Business Improvement Area, in the amount of \$16,884.50, be spent on beautification initiatives funded from the 2024 Parking Revenue Sharing Program (Parking Revenue Account 815010-52505), be approved.

(6) International Village Business Improvement Area Expenditure Request (Item 11.6)

That the expenditure request from the International Village Business Improvement Area, in the amount of \$12,362.71 to be spent on banners, décor and activations, funded from the 2024 Parking Revenue Sharing Program (Parking Revenue Account 815010-52505), be approved.

Result: MOTION, CARRIED by a vote of 12 to 0, as follows:

Absent	-	Mayor Andrea Horwath
Yes	-	Ward 1 Councillor Maureen Wilson
Yes	-	Ward 2 Councillor Cameron Kroetsch
Absent	-	Ward 3 Councillor Nrinder Nann
Yes	-	Ward 4 Councillor Tammy Hwang
Yes	-	Ward 5 Councillor Matt Francis
Yes	-	Ward 6 Councillor Tom Jackson
Yes	-	Ward 7 Councillor Esther Pauls
Absent	-	Ward 8 Councillor J. P. Danko
Yes	-	Ward 9 Councillor Brad Clark
Yes	-	Ward 10 Councillor Jeff Beattie
Yes	-	Ward 11 Councillor Mark Tadeson
Yes	-	Ward 12 Councillor Craig Cassar
Yes	-	Ward 13 Councillor Alex Wilson
Yes	-	Ward 14 Councillor Mike Spadafora
Absent	-	Ward 15 Councillor Ted McMeekin

8.2 Business Improvement Area Sub-Committee Report 24-009 - December 10, 2024

(A. Wilson/Hwang)

That the Business Improvement Area Sub-Committee Report 24-009, dated December 10, 2024, be received, and the following recommendations be approved:

(1) Appointment of Chair and Vice-Chair for 2025 (Item 1.1)

(i) Appointment of Chair

That Susie Braithwaite be appointed Chair of the Business Improvement Area (BIA) Sub-Committee for 2025.

(i) Appointment of Vice-Chair

That Susan Pennie be appointed Vice-Chair of the Business Improvement Area (BIA) Sub-Committee for 2025.

(2) Review of the Business Improvement Area Sub-Committee Terms of Reference (Added Item 10.1)

That the Business Improvement Area Sub-Committee Terms of Reference be amended as follows:

Meetings

Meetings will normally be on the third Tuesday of each month, or at the call of the Chair.

Result: MOTION, CARRIED by a vote of 13 to 0, as follows:

Absent	-	Mayor Andrea Horwath
Yes	-	Ward 1 Councillor Maureen Wilson
Yes	-	Ward 2 Councillor Cameron Kroetsch
Absent	-	Ward 3 Councillor Nrinder Nann
Yes	-	Ward 4 Councillor Tammy Hwang
Yes	-	Ward 5 Councillor Matt Francis
Yes	-	Ward 6 Councillor Tom Jackson
Yes	-	Ward 7 Councillor Esther Pauls
Absent	-	Ward 8 Councillor J. P. Danko
Yes	-	Ward 9 Councillor Brad Clark
Yes	-	Ward 10 Councillor Jeff Beattie
Yes	-	Ward 11 Councillor Mark Tadeson
Yes	-	Ward 12 Councillor Craig Cassar
Yes	-	Ward 13 Councillor Alex Wilson
Yes	-	Ward 14 Councillor Mike Spadafora
Yes	-	Ward 15 Councillor Ted McMeekin

8.3 West Harbour Development Sub-Committee Report 24-002 - November 26, 2024

(McMeekin/Spadafora)

That the West Harbour Development Sub-Committee Report 24-002, dated November 26, 2024, be received, and the following recommendations be approved:

(1) Updated West Harbour Waterfront Parking Strategy, 2024 (PED24151) (Ward 2) (Item 8.1)

(a) That the “Updated West Harbour Parking Strategy, 2024”, as detailed in Appendix “A” to West Harbour Development Sub-Committee Report 24-002, be approved;

(b) That staff from Municipal Land Development Office, Corporate Real Estate Office, Transportation and Parking Services, and

- Legal be directed and authorized to negotiate with Waterfront Shores Corporation, the City's development partner for Pier 8, to establish key terms and conditions of a public parking agreement associated with integrating approximately 300 public parking spaces within the below-grade strata of Blocks 1, 4, 12 and 16 on Pier 8, referred to as the "Area of Focus" as identified on Appendix "B" to West Harbour Development Sub-Committee Report 24-002;
- (c) That staff from the Municipal Land Development Office report back to the West Harbour Development Sub-Committee by Q4 2025 on the outcomes of negotiations and for any requisite approvals that may be required;
 - (d) That staff from the Municipal Land Development Office, Transportation and Parking Services, and Corporate Real Estate Office assess operating model and ownership options and financial implications associated with integrating public parking within the below-grade strata of Blocks, 1, 4, 12 and 16 on Pier 8, referred to as the "Area of Focus" as identified on Appendix "B" to West Harbour Development Sub-Committee Report 24-002;
 - (e) That staff from the Municipal Land Development Office, and Transportation and Parking Services report back to the West Harbour Development Sub-Committee in Q4 2025 on the findings and recommended parking model option prior to finalizing the public parking agreement;
 - (f) That staff from the Municipal Land Development Office be authorized to fund all City costs associated with the Pier 8 public parking agreement with Waterfront Shores Corporation outlined in Recommendation (a) of Report PED24151 including any real estate and legal costs from Account No. 4411806107, with real estate and legal costs credited to Account No. 55778-812036 (Real Estate – Admin Recovery);
 - (g) That staff from Transportation and Parking Services be authorized to fund all City costs associated with implementation of Paid Parking Program along Pier 8 Temporary Surface Parking Lots and On-Street Along Guise Street, as detailed in Appendix "A" to West Harbour Development Sub-Committee Report 24-002 from Account No. 4901751700 (Parking Payment Equipment).

(2) Consent Items (Items 9.1-9.2)

That the following Consent Items, be received:

- (a) West Harbour Re-Development Plan - Status Update (PED17181(h)) (Ward 2) (Item 9.1); and
- (b) Pier 8 Development – Status Update (PED24162)(Ward 2) (Item 9.2);

(3) Discovery Centre - Termination of Lease (Added Item 13.1)

- (a) That the Corporate Real Estate Office be authorized and directed to negotiate and enter into an agreement to terminate and surrender the Lease (dated October 11, 2022) with the Waterfront Shores Leasing Corporation for the Leased Premises within the Discovery Center on terms and conditions deemed appropriate by the General Manager of the Planning and Economic Development Department, or designate;
- (b) That the City Solicitor be authorized and directed to complete the termination and surrender agreement, on behalf of the city, including paying any necessary expenses, amending the closing, due diligence and other dates, and amending and waiving terms and conditions on such terms as considered reasonable; and,
- (c) That the Mayor and Clerk be authorized and directed to execute all necessary documents to complete the termination and surrender of the Lease, in a form satisfactory to the City Solicitor.

Result: MOTION, CARRIED by a vote of 15 to 0, as follows:

Yes	-	Mayor Andrea Horwath
Yes	-	Ward 1 Councillor Maureen Wilson
Yes	-	Ward 2 Councillor Cameron Kroetsch
Absent	-	Ward 3 Councillor Nrinder Nann
Yes	-	Ward 4 Councillor Tammy Hwang
Yes	-	Ward 5 Councillor Matt Francis
Yes	-	Ward 6 Councillor Tom Jackson
Yes	-	Ward 7 Councillor Esther Pauls
Yes	-	Ward 8 Councillor J. P. Danko
Yes	-	Ward 9 Councillor Brad Clark
Yes	-	Ward 10 Councillor Jeff Beattie
Yes	-	Ward 11 Councillor Mark Tadeson
Yes	-	Ward 12 Councillor Craig Cassar

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- Yes - Ward 13 Councillor Alex Wilson
- Yes - Ward 14 Councillor Mike Spadafora
- Yes - Ward 15 Councillor Ted McMeekin

**8.4 Non-Union Compensation Sub-Committee Minutes - NUCSC 25-001 -
January 10, 2025**

(Hwang/A. Wilson)

That the Non-Union Compensation Sub-Committee Minutes - NUCSC 25-001, dated January 10, 2025, be received, and the recommendations contained therein be approved.

Result: MOTION, CARRIED by a vote of 15 to 0, as follows:

- Yes - Mayor Andrea Horwath
- Yes - Ward 1 Councillor Maureen Wilson
- Yes - Ward 2 Councillor Cameron Kroetsch
- Absent - Ward 3 Councillor Nrinder Nann
- Yes - Ward 4 Councillor Tammy Hwang
- Yes - Ward 5 Councillor Matt Francis
- Yes - Ward 6 Councillor Tom Jackson
- Yes - Ward 7 Councillor Esther Pauls
- Yes - Ward 8 Councillor J. P. Danko
- Yes - Ward 9 Councillor Brad Clark
- Yes - Ward 10 Councillor Jeff Beattie
- Yes - Ward 11 Councillor Mark Tadeson
- Yes - Ward 12 Councillor Craig Cassar
- Yes - Ward 13 Councillor Alex Wilson
- Yes - Ward 14 Councillor Mike Spadafora
- Yes - Ward 15 Councillor Ted McMeekin

**8.5 FCS25001
2025 Tax Supported User Fees (City Wide)**

(Hwang/Cassar)

That Report FCS25001, dated January 15, 2025, respecting 2025 Tax Supported User Fees, be received, and the following recommendations be approved:

- (a) That the 2025 User Fees contained in REVISED Appendix “A” to Report FCS25001, “2025 Tax Supported User Fees”, be approved and implemented; and
- (b) That the City Solicitor be authorized and directed to prepare all necessary by laws for Council approval for the purposes of establishing the user fees contained in REVISED Appendix “A” to Report FCS25001.

Result: MOTION, CARRIED by a vote of 14 to 0, as follows:

Yes	-	Mayor Andrea Horwath
Yes	-	Ward 1 Councillor Maureen Wilson
Yes	-	Ward 2 Councillor Cameron Kroetsch
Absent	-	Ward 3 Councillor Nrinder Nann
Yes	-	Ward 4 Councillor Tammy Hwang
Yes	-	Ward 5 Councillor Matt Francis
Yes	-	Ward 6 Councillor Tom Jackson
Yes	-	Ward 7 Councillor Esther Pauls
Yes	-	Ward 8 Councillor J. P. Danko
Yes	-	Ward 9 Councillor Brad Clark
Yes	-	Ward 10 Councillor Jeff Beattie
Yes	-	Ward 11 Councillor Mark Tadeson
Yes	-	Ward 12 Councillor Craig Cassar
Yes	-	Ward 13 Councillor Alex Wilson
Conflict	-	Ward 14 Councillor Mike Spadafora
Yes	-	Ward 15 Councillor Ted McMeekin

8.6 Business Improvement Areas - Board of Management Changes:

(A. Wilson/Spadafora)

That the following Business Improvement Areas - Board of Management Changes, be approved:

8.6(a) PED25003

Ottawa Street Business Improvement Area 2025 Revised Board of Management (Ward 3 and 4)

That Report PED25003, dated January 15, 2025, respecting Ottawa Street Business Improvement Area 2025 Revised Board of Management (Ward 3 and 4), be received, and the following recommendations be approved:

- (a) That the following individual be removed from the Ottawa Street Business Improvement Area Board of Management:
 - (i) Justin Abbiss, Ottawa Market;
- (b) That the following individuals be appointed to the Ottawa Street Business Improvement Area Board of Management:
 - (i) Jo Lusted, Murray's Farm Butcher Shoppe;
 - (ii) Kristian David Rogelstad, Community Representative;
 - (iii) Adam Lanos, Community Representative.

8.6(b) PED25008

International Village Business Improvement Area Revised Board of Management (Ward 2 and 3)

That Report PED25008, dated January 15, 2025, respecting International Village Business Improvement Area Revised Board of Management (Ward 2 and 3), be received, and the following recommendations be approved:

- (a) That the following individual be removed from the International Village Business Improvement Area Board of Management:
 - (i) Melanie Lourenco, Circle Studios.

Result: MOTION, CARRIED by a vote of 15 to 0, as follows:

Yes	-	Mayor Andrea Horwath
Yes	-	Ward 1 Councillor Maureen Wilson
Yes	-	Ward 2 Councillor Cameron Kroetsch
Absent	-	Ward 3 Councillor Nrinder Nann
Yes	-	Ward 4 Councillor Tammy Hwang
Yes	-	Ward 5 Councillor Matt Francis
Yes	-	Ward 6 Councillor Tom Jackson
Yes	-	Ward 7 Councillor Esther Pauls
Yes	-	Ward 8 Councillor J. P. Danko
Yes	-	Ward 9 Councillor Brad Clark
Yes	-	Ward 10 Councillor Jeff Beattie
Yes	-	Ward 11 Councillor Mark Tadeson
Yes	-	Ward 12 Councillor Craig Cassar
Yes	-	Ward 13 Councillor Alex Wilson
Yes	-	Ward 14 Councillor Mike Spadafora
Yes	-	Ward 15 Councillor Ted McMeekin

8.7 Business Improvement Areas - 2025 Budgets and Schedule of Payments:

(A. Wilson/McMeekin)

That the following Business Improvement Areas - 2025 Budgets and Schedule of Payments, be approved:

8.7(a) PED25002

Ottawa Street Business Improvement Area 2025 Budget and Schedule of Payments (Wards 3 and 4)

That Report PED25002, dated January 15, 2025, respecting Ottawa Street Business Improvement Area 2025 Budget and Schedule of

Payments (Wards 3 and 4), be received, and the following recommendations be approved:

- (a) That the 2025 proposed budget of the Ottawa Street Business Improvement Area, attached as Appendix “A” to Report PED25002, in the amount of \$212,099.91 be approved;
- (b) That the levy portion of the 2025 proposed budget of the Ottawa Street Business Improvement Area, in the amount of \$154,989, be approved;
- (c) That the General Manager of Finance and Corporate Services be hereby authorized and directed to prepare the requisite By-law pursuant to Section 208, the *Municipal Act, 2001* (the “Act”), to authorize the levy on qualifying properties within the Ottawa Street Business Improvement Area, as referenced in Recommendation (b) of Report PED25002;
- (d) That the following schedule of payments to the Ottawa Street Business Improvement Area, representing the levy amount for 2025 be approved:
 - (i) February \$77,494.50;
 - (ii) June \$77,494.50;

Note: Assessment appeals may be deducted from the levy payments.

8.7(b) PED25004

Westdale Village Business Improvement Area 2025 Budget and Schedule of Payments (Ward 1)

That Report PED25004, dated January 15, 2025, respecting Westdale Village Business Improvement Area 2025 Budget and Schedule of Payments (Ward 1), be received, and the following recommendations be approved:

- (a) That the 2025 proposed budget of the Westdale Village Business Improvement Area, attached as Appendix “A” to Report PED25004, in the amount of \$219,612.53 be approved;
- (b) That the levy portion of the 2025 proposed budget of the Westdale Village Business Improvement Area in the amount of \$138,156 be approved;
- (c) That the General Manager of Finance and Corporate Services be hereby authorized and directed to prepare the requisite By-law pursuant to Section 208, the *Municipal Act, 2001* (the

“Act”), to authorize the levy on the qualifying properties within the Westdale Village Business Improvement Area, as referenced in Recommendation (b) of Report PED25004;

- (d) That the following schedule of payments to the Westdale Village Business Improvement Area, representing the levy amount for 2025 be approved:

(i)	February	\$69,078;
(ii)	June	\$69,078;

- (e) That the disbursement of the Westdale Village Business Improvement Area remain on hold until which time annual audits for 2022 and 2023 are completed, as per the mandatory requirement of the *Ontario Municipal Act*.

Note: Assessment appeals may be deducted from the levy payments.

8.7(c) PED25007

Downtown Hamilton Business Improvement Area 2025 Budget and Schedule of Payments (Ward 2)

That Report PED25007, dated January 15, 2025, respecting Downtown Hamilton Business Improvement Area 2025 Budget and Schedule of Payments (Ward 2), be received, and the following recommendations be approved:

- (a) That the 2025 proposed budget for the Downtown Hamilton Business Improvement Area, attached as Appendix “A” to Report PED25007, in the amount of \$525,000 be approved;
- (b) That the levy portion of the 2025 proposed budget for the Downtown Hamilton Business Improvement Area in the amount of \$450,000 be approved;
- (c) That the General Manager of Finance and Corporate Services be hereby authorized and directed to prepare the requisite By-law pursuant to Section 208, the *Municipal Act, 2001* (the “Act”), to authorize the levy on the qualifying properties within the Downtown Hamilton Business Improvement Area, as referenced in Recommendation (b) of Report PED25007;
- (d) That the following schedule of payments to the Downtown Hamilton Business Improvement Area, representing the levy amount for 2025 be approved:

(i)	February	\$225,000;
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(ii) June \$225,000;

Note: Assessment appeals may be deducted from the levy payments.

8.7(d) PED25011

Ancaster Village Business Improvement Area 2025 Budget and Schedule of Payments (Ward 12)

That Report PED25011, dated January 15, 2025, respecting Ancaster Village Business Improvement Area 2025 Budget and Schedule of Payments (Ward 12), be received, and the following recommendations be approved:

- (a) That the 2025 proposed budget of the Ancaster Village Business Improvement Area, attached as Appendix “A” to Report PED25011 in the amount of \$181,900 be approved;
- (b) That the levy portion of the 2025 proposed budget of the Ancaster Village Business Improvement Area in the amount of \$146,900 be approved;
- (c) That the General Manager of Finance and Corporate Services be hereby authorized and directed to prepare the requisite By-law pursuant to Section 208, the *Municipal Act, 2001* (the “Act”), to authorize the levy on the qualifying properties within the Ancaster Village Business Improvement Area, as referenced in Recommendation (b) of Report PED25011;
- (d) That the following schedule of payments to the Ancaster Village Business Improvement Area, representing the levy amount for 2025 be approved:

(i) February \$73,450;
(ii) June \$73,450;

Note: Assessment appeals may be deducted from the levy payments.

8.7(e) PED25012

Waterdown Village Business Improvement Area 2025 Budget and Schedule of Payments (Ward 15)

That Report PED25012, dated January 15, 2025, respecting Waterdown Village Business Improvement Area 2025 Budget and Schedule of Payments (Ward 15), be received, and the following recommendations be approved:

- (a) That the 2025 proposed budget of the Waterdown Village Business Improvement Area, attached as Appendix “A” to Report PED25012, in the amount of \$408,757 be approved;
- (b) That the levy portion of the 2025 proposed budget of the Waterdown Village Business Improvement Area in the amount of \$305,000 be approved;
- (c) That the General Manager of Finance and Corporate Services be hereby authorized and directed to prepare the requisite By-law pursuant to Section 208, the *Municipal Act, 2001* (the “Act”), to authorize the levy on the qualifying properties within the Waterdown Village Business Improvement Area, as referenced in Recommendation (b) of Report PED25012;
- (d) That the following schedule of payments to the Waterdown Village Business Improvement Area, representing the levy amount for 2025 be approved:
 - (i) February \$152,500;
 - (ii) June \$152,500;

Note: Assessment appeals may be deducted from the levy payments.

8.7(f) PED25013

Stoney Creek Business Improvement Area 2025 Budget and Schedule of Payments (Ward 5)

That Report PED25013, dated January 15, 2025, respecting Stoney Creek Business Improvement Area 2025 Budget and Schedule of Payments (Ward 5), be received, and the following recommendations be approved:

- (a) That the 2025 proposed budget of the Stoney Creek Business Improvement Area, attached as Appendix “A” to Report PED25013, in the amount of \$230,750 be approved;

- (b) That the levy portion of the 2025 proposed budget of the Stoney Creek Business Improvement Area in the amount of \$84,440 be approved;
- (c) That the General Manager of Finance and Corporate Services be hereby authorized and directed to prepare the requisite By-law pursuant to Section 208, the *Municipal Act, 2001* (the “Act”), to authorize the levy on the qualifying properties within the Stoney Creek Business Improvement Area, as referenced in Recommendation (b) of Report PED25013;
- (d) That the following schedule of payments to the Stoney Creek Business Improvement Area, representing the levy amount for 2025 be approved:
 - (i) February \$42,220;
 - (ii) June \$42,220;

Note: Assessment appeals may be deducted from the levy payments.

8.7(g) PED25018

Barton Village Business Improvement Area 2025 Budget and Schedule of Payments (Ward 2 and 3)

That Report PED25018, dated January 15, 2025, respecting Barton Village Business Improvement Area 2025 Budget and Schedule of Payments (Wards 2 and 3), be received, and the following recommendations be approved:

- (a) That the 2025 proposed budget of the Barton Village Business Improvement Area, attached as Appendix “A” to Report PED25018, in the amount of \$284,214 be approved;
- (b) That the levy portion of the 2025 proposed budget of the Barton Village Business Improvement Area in the amount of \$200,000 be approved;
- (c) That the General Manager of Finance and Corporate Services be hereby authorized and directed to prepare the requisite By-law pursuant to Section 208, the *Municipal Act, 2001* (the “Act”), to authorize the levy on the qualifying properties within the Barton Village Business Improvement Area, as referenced in Recommendation (b) of Report PED25018;

(d) That the following schedule to the Barton Village Business Improvement Area, representing the levy amount for 2025 be approved:

- (i) February \$100,000;
- (ii) June \$100,000;

Note: Assessment appeals may be deducted from the levy payments.

Result: MOTION, CARRIED by a vote of 15 to 0, as follows:

- Yes - Mayor Andrea Horwath
- Yes - Ward 1 Councillor Maureen Wilson
- Yes - Ward 2 Councillor Cameron Kroetsch
- Absent - Ward 3 Councillor Nrinder Nann
- Yes - Ward 4 Councillor Tammy Hwang
- Yes - Ward 5 Councillor Matt Francis
- Yes - Ward 6 Councillor Tom Jackson
- Yes - Ward 7 Councillor Esther Pauls
- Yes - Ward 8 Councillor J. P. Danko
- Yes - Ward 9 Councillor Brad Clark
- Yes - Ward 10 Councillor Jeff Beattie
- Yes - Ward 11 Councillor Mark Tadeson
- Yes - Ward 12 Councillor Craig Cassar
- Yes - Ward 13 Councillor Alex Wilson
- Yes - Ward 14 Councillor Mike Spadafora
- Yes - Ward 15 Councillor Ted McMeekin

**8.8 Climate Change Advisory Committee - Citizen Committee Report -
December 17, 2024**

(A. Wilson/Kroetsch)

That the Climate Change Advisory Committee - Citizen Committee Report - December 17, 2024, be received, and the following recommendations be approved:

- (a) That any surplus funds from the Climate Change Advisory Committee Budget Dept ID 300309 be transferred back to the Climate Change Reserve 108062 fund.

Result: MOTION, CARRIED by a vote of 15 to 0, as follows:

- Yes - Mayor Andrea Horwath
- Yes - Ward 1 Councillor Maureen Wilson
- Yes - Ward 2 Councillor Cameron Kroetsch
- Absent - Ward 3 Councillor Nrinder Nann
- Yes - Ward 4 Councillor Tammy Hwang
- Yes - Ward 5 Councillor Matt Francis

Yes	-	Ward 6	Councillor Tom Jackson
Yes	-	Ward 7	Councillor Esther Pauls
Yes	-	Ward 8	Councillor J. P. Danko
Yes	-	Ward 9	Councillor Brad Clark
Yes	-	Ward 10	Councillor Jeff Beattie
Yes	-	Ward 11	Councillor Mark Tadeson
Yes	-	Ward 12	Councillor Craig Cassar
Yes	-	Ward 13	Councillor Alex Wilson
Yes	-	Ward 14	Councillor Mike Spadafora
Yes	-	Ward 15	Councillor Ted McMeekin

**8.9 CM24004(a)
Cyber Incident Impact Update (City Wide)**

(i) (Horwath/Hwang)

That Report CM24004(a), dated January 15, 2025, respecting Cyber Incident Impact Update (City Wide), be received, and the following recommendations be approved:

- (a) That the following be referred to the Mayor for consideration as part of the Multi-Year Tax Budget:
 - (i) The inclusion of project capital costs identified in Appendix “A” and Confidential Appendix “B” to Report CM24004(a) as “Recovery,” totalling \$3.48M, in the 2025 Tax Budget;
 - (ii) The inclusion of project capital costs identified in Appendix “A” and Confidential Appendix “B” to Report CM24004(a) as “In Progress but Impacted,” totalling \$7.83M, in the 2025 Tax Budget;
 - (iii) The inclusion of capital project costs identified in Appendix “A” and Confidential Appendix “B” to Report CM24004(a) as “Planned but Now Accelerated,” totalling \$26.13M, in the 2025 Tax Budget;
 - (iv) The inclusion of capital project costs identified in Appendix “A” and Confidential Appendix “B” to Report CM24004(a) as “Approaching End of Life and Unplanned,” totalling \$14.66M, in the 2025 Tax Budget;
 - (v) The inclusion of estimated additional operating costs for 2025 of approximately \$276.910 as outlined in Confidential Appendix “C” to Report CM24004(a), in the 2025 Tax Budget, funded through a combination of staff

gapping savings, capital financing savings, or corporate year-end surplus;

- (vi) The incorporation of estimated additional operating costs of approximately \$12.72M, as outlined in Confidential Appendix “C” to Report CM24004(a), into the 2026 to 2027 Multi-Year forecast and the appropriate Tax Budget;
 - (vii) The incorporation of the requested change in staff complement of 20.25 temporary Full Time Equivalent (FTE) positions for 2025, in accordance with the “Budgeted Complement Control Policy,” as outlined in Appendix “D” to Report CM24004(a), utilizing existing staff vacancies within the organization;
 - (viii) The referral of the requested change in staff complement of 16.75 FTEs for 2026, 10.75 FTEs in 2027, in accordance with the “Budgeted Complement Control Policy,” as outlined in Appendix “D” to Report CM24004(a), to the appropriate Tax and Rate budget; and
- (b) That the City Manager be authorized and directed to assume the authority under the “Budgeted Complement Control Policy,” to offset the additional FTEs outlined in Appendix “D” to Report CM24004(a) through the reallocation of existing FTEs within the organization.
 - (c) That Confidential Appendices “B” and “C” to Report CM24004(a), Cyber Incident Impact Update (City Wide), be received and remain confidential.
- (ii) **(Hwang/Jackson)**
That consideration of Report CM24004(a), respecting Cyber Incident Impact Update (City Wide) be **DEFERRED** until after Closed Session.

CARRIED

**8.10 FCS25009
Proposed Amendments to the Timelines for the Vacant Unit Tax Program
(City Wide)**

(Hwang/A. Wilson)

That Report FCS25009, dated January 15, 2025, respecting Proposed amendments to the timelines for the Vacant Unit Tax program (City Wide), be received, and the following recommendations be approved:

- (a) That staff be directed to revise the timelines for the Vacant Unit Tax program, with a new start date of February 10, 2025, and an extended submission deadline of April 30, 2025; and,
- (b) That staff be directed to waive the penalty for late declarations made after April 30, 2025 for the 2024 self-declaration year only.

Result: MOTION, CARRIED by a vote of 11 to 3, as follows:

Conflict	-	Mayor Andrea Horwath
Yes	-	Ward 1 Councillor Maureen Wilson
Yes	-	Ward 2 Councillor Cameron Kroetsch
Yes	-	Ward 3 Councillor Nrinder Nann
Yes	-	Ward 4 Councillor Tammy Hwang
No	-	Ward 5 Councillor Matt Francis
No	-	Ward 6 Councillor Tom Jackson
No	-	Ward 7 Councillor Esther Pauls
Yes	-	Ward 8 Councillor J. P. Danko
Yes	-	Ward 9 Councillor Brad Clark
Yes	-	Ward 10 Councillor Jeff Beattie
Yes	-	Ward 11 Councillor Mark Tadeson
Yes	-	Ward 12 Councillor Craig Cassar
Yes	-	Ward 13 Councillor Alex Wilson
Yes	-	Ward 14 Councillor Mike Spadafora
Yes	-	Ward 15 Councillor Ted McMeekin

9. MOTIONS

9.1 Adherence to the Encampment Protocol as Revised and Approved By Council June 2024

Councillor Danko WITHDREW his motion, as follows:

WHEREAS the City of Hamilton Encampment Protocol was Revised and Approved by Council in June 2024;

WHEREAS the Encampment Protocol contains specific definitions for prohibited areas for erecting encampments, temporary shelters, or tents, which includes prohibited distances to various public amenities and prohibitions for areas with any heritage designation.

WHEREAS the Encampment Protocol contains specific provisions that prohibit campfire, barbecue use and open air burning.

WHEREAS the Encampment Protocol contains specific provisions for the City's Encampment response process that includes defined procedures and timelines for enforcement when an encampment, temporary shelter, or tent is located on public property, within a prohibited area, as defined by the Protocol.

WHEREAS the Encampment Protocol is a public document and residents trust the City of Hamilton to adhere to the approved provisions as written and intended.

THEREFORE BE IT RESOLVED:

That City of Hamilton staff adhere to the defined provisions of the Encampment Protocol as revised and approved by Hamilton City Council in June 2024, including section D) Prohibited Areas for Erecting Encampments, Temporary Shelters, or Tents, section E) Campfire and Barbecue Use and section G) II Encampment Response Processes, when an encampment, temporary shelter, or tent is located on public property, within a prohibited area, as defined by this Protocol.

9.2 Rescinding of City of Hamilton Encampment Protocol - REVISED

(i) (Spadafora/Jackson)

WHEREAS, Justice James Ramsay, Ontario Superior Court Judge, issued a ruling on December 23, 2024 dismissing the claim of fourteen applicants that the City of Hamilton's bylaw preventing encampments in City parks was a violation of the applicants' Canadian Charter of Human Rights and Freedoms;

WHEREAS, in his ruling, Justice Ramsay wrote:

"I was reminded by counsel for the applicant that while the legislature represents the will of the people, the court holds the moral compass that is often the only protection for the most vulnerable. I observe that the most vulnerable includes not only the homeless but also the elderly person and the child who want to use a sidewalk or a city park without tiptoeing through used needles and human feces."

"The life, liberty, and security of the applicants are not put at risk by enforcement of the by-law. They are put at risk by homelessness. Encampments contribute to this risk. They are lawless, dangerous, and unsanitary."

"Encampments are a symptom, not a solution. The City is trying to find a solution to homelessness in consultation with numerous others. It has attempted to address the problem with the old protocol, the encampment process and the new protocol. It has limited resources

and a duty to its housed constituency. I think I am well advised to leave them to it without interference. Micro-management by judges will not be productive.”

THEREFORE BE IT RESOLVED:

- (a) That the City of Hamilton Encampment Protocol be rescinded as of March 1, 2025;
 - (b) That the General Managers of Healthy and Safe Communities, Planning & Economic Development, and Public Works, report back at the February 5, 2025 GIC meeting with the necessary resources and staffing needed to transition from the current Encampment Protocol to the City of Hamilton Parks Bylaw.
 - (c) That Housing Services staff be directed to continue working with local social agencies to find shelter space for those living in encampments;
 - (d) That Municipal Law Enforcement (MLE) and Parks staff be directed to dismantle all encampments as well as clean and restore parks to the inviting, safe, and green recreational spaces they once were, to be enjoyed by City of Hamilton taxpayers and their families;
- (ii) **(M. Wilson/Clark)**
- (a) That consideration of the Motion respecting Rescinding of City of Hamilton Encampment Protocol - REVISED be **DEFERRED** until after Closed Session; and,
 - (b) That the General Issues Committee go directly into Closed Session respecting Legal Advice respecting the Motion to Rescind the City of Hamilton Encampment Protocol – REVISED and Justice Ramsay’s Ruling concerning Park's By-law Enforcement and Potential Appeals.

CARRIED

11. PRIVATE & CONFIDENTIAL

- (i) **(Hwang/Beattie)**
That Committee move into Closed Session for Item 9.2, pursuant to Section 9.3, Sub-Section (f) of the City's Procedural By-law 21-021, as amended, and Section 239(2), Sub-section (f) of the *Ontario Municipal Act, 2001*, as amended, as the subject matter pertains to advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

CARRIED

The General Issues Committee resolved into closed session at 2:57 p.m.

The General Issues Committee meeting reconvened in Open Session at 5:00 p.m.

9. MOTIONS (Continued)

9.2 Rescinding of City of Hamilton Encampment Protocol - REVISED

- (i) The following friendly amendment was accepted by the Deputy Mayor, the mover and the seconder of the Motion:

That Clauses (a) and (b) of the Motion be amended as follows:

- (a) That the City of Hamilton Encampment Protocol be rescinded as of March 4 **6**, 2025;
- (b) That the General Managers of Healthy and Safe Communities, Planning & Economic Development, and Public Works, report back at the February 5 **26**, 2025 GIC meeting with the necessary resources and staffing needed to transition from the current Encampment Protocol to the City of Hamilton Parks Bylaw.

The Deputy Mayor called the vote on the motion, as amended, as follows:

(ii) **(Spadafora/Jackson)**

WHEREAS, Justice James Ramsay, Ontario Superior Court Judge, issued a ruling on December 23, 2024 dismissing the claim of fourteen applicants that the City of Hamilton's bylaw preventing encampments in City parks was a violation of the applicants' Canadian Charter of Human Rights and Freedoms;

WHEREAS, in his ruling, Justice Ramsay wrote:

"I was reminded by counsel for the applicant that while the legislature represents the will of the people, the court holds the moral compass that is often the only protection for the most vulnerable. I observe that the most vulnerable includes not only the homeless but also the elderly person and the child who want to use a sidewalk or a city park without tiptoeing through used needles and human feces."

"The life, liberty, and security of the applicants are not put at risk by enforcement of the by-law. They are put at risk by homelessness. Encampments contribute to this risk. They are lawless, dangerous, and unsanitary."

“Encampments are a symptom, not a solution. The City is trying to find a solution to homelessness in consultation with numerous others. It has attempted to address the problem with the old protocol, the encampment process and the new protocol. It has limited resources and a duty to its housed constituency. I think I am well advised to leave them to it without interference. Micro-management by judges will not be productive.”

THEREFORE, BE IT RESOLVED:

- (a) That the City of Hamilton Encampment Protocol be rescinded as of March 6, 2025;
- (b) That the General Managers of Healthy and Safe Communities, Planning & Economic Development, and Public Works, report back at the February 26, 2025 GIC meeting with the necessary resources and staffing needed to transition from the current Encampment Protocol to the City of Hamilton Parks Bylaw.
- (c) That Housing Services staff be directed to continue working with local social agencies to find shelter space for those living in encampments;
- (d) That Municipal Law Enforcement (MLE) and Parks staff be directed to dismantle all encampments as well as clean and restore parks to the inviting, safe, and green recreational spaces they once were, to be enjoyed by City of Hamilton taxpayers and their families;

Result: MOTION, CARRIED by a vote of 13 to 2, as follows:

Yes	-	Mayor Andrea Horwath
Yes	-	Ward 1 Councillor Maureen Wilson
No	-	Ward 2 Councillor Cameron Kroetsch
Absent	-	Ward 3 Councillor Nrinder Nann
Yes	-	Ward 4 Councillor Tammy Hwang
Yes	-	Ward 5 Councillor Matt Francis
Yes	-	Ward 6 Councillor Tom Jackson
Yes	-	Ward 7 Councillor Esther Pauls
Yes	-	Ward 8 Councillor J. P. Danko
Yes	-	Ward 9 Councillor Brad Clark
Yes	-	Ward 10 Councillor Jeff Beattie
Yes	-	Ward 11 Councillor Mark Tadeson
Yes	-	Ward 12 Councillor Craig Cassar
No	-	Ward 13 Councillor Alex Wilson
Yes	-	Ward 14 Councillor Mike Spadafora
Yes	-	Ward 15 Councillor Ted McMeekin

Council – January 22, 2025

(iii) **Extend Curfew**

(Jackson/McMeekin)

That the General Issues Committee meeting of January 15, 2025 be extended past the 5:30 pm curfew, up to an additional 1.5 hours.

Result: MOTION, CARRIED by a 2/3 majority vote of 14 to 1, as follows:

Yes	-	Mayor Andrea Horwath
Yes	-	Ward 1 Councillor Maureen Wilson
No	-	Ward 2 Councillor Cameron Kroetsch
Absent	-	Ward 3 Councillor Nrinder Nann
Yes	-	Ward 4 Councillor Tammy Hwang
Yes	-	Ward 5 Councillor Matt Francis
Yes	-	Ward 6 Councillor Tom Jackson
Yes	-	Ward 7 Councillor Esther Pauls
Yes	-	Ward 8 Councillor J. P. Danko
Yes	-	Ward 9 Councillor Brad Clark
Yes	-	Ward 10 Councillor Jeff Beattie
Yes	-	Ward 11 Councillor Mark Tadeson
Yes	-	Ward 12 Councillor Craig Cassar
Yes	-	Ward 13 Councillor Alex Wilson
Yes	-	Ward 14 Councillor Mike Spadafora
Yes	-	Ward 15 Councillor Ted McMeekin

9.2(a) Correspondence respecting Item 9.2 - Rescinding of City of Hamilton Encampment Protocol

(McMeekin/Beattie)

That the following Correspondence respecting Item 9.2 - Rescinding of City of Hamilton Encampment Protocol, be received:

- (a) Donald Sephton
- (b) Joshua Weresch
- (c) Laina Don
- (d) Ralph Baigent – Petition

CARRIED

9.3 Buy Local and Canadian First Procurement Policy

(i) (Francis/Beattie)

WHEREAS, we have local and Canadian businesses who can provide the necessary materials and services for the City of Hamilton

WHEREAS, we are experiencing worsening economic conditions and threats of US tariffs and should be supporting local and Canadian businesses and unions jobs

WHEREAS, Canadian products are superior in quality and safety to international products and comply with local regulations

THEREFORE BE IT RESOLVED:

That staff be directed to report back to the Audit, Finance and Administration Committee on the feasibility of having procurement adopt a buy local and Canadian first approach before making purchases for the City of Hamilton.

(ii) **(Danko/A. Wilson)**

That the motion respecting Buy Local and Canadian First Procurement Policy, be **REFERRED** to the Procurement Sub-Committee along with staff preparing information respecting free trade agreements that the City of Hamilton must comply with.

Result: MOTION, CARRIED by a vote of 10 to 4, as follows:

Yes	-	Mayor Andrea Horwath
Yes	-	Ward 1 Councillor Maureen Wilson
Yes	-	Ward 2 Councillor Cameron Kroetsch
Absent	-	Ward 3 Councillor Nrinder Nann
Yes	-	Ward 4 Councillor Tammy Hwang
No	-	Ward 5 Councillor Matt Francis
No	-	Ward 6 Councillor Tom Jackson
No	-	Ward 7 Councillor Esther Pauls
Yes	-	Ward 8 Councillor J. P. Danko
Yes	-	Ward 9 Councillor Brad Clark
No	-	Ward 10 Councillor Jeff Beattie
Yes	-	Ward 11 Councillor Mark Tadeson
Yes	-	Ward 12 Councillor Craig Cassar
Yes	-	Ward 13 Councillor Alex Wilson
Yes	-	Ward 14 Councillor Mike Spadafora
Yes	-	Ward 15 Councillor Ted McMeekin

10. NOTICES OF MOTION

Councillor McMeekin introduced the following notice of motion:

10.1 Suitable Site for a Hamilton Alliance for Tiny Shelters (HATS) Community

WHEREAS, our city has declared homelessness to be a crisis according to recent research, which indicates that one unhoused person dies in Hamilton every 10 days;

WHEREAS, our city has resolved that the best way to manage, mitigate and eventually resolve this crisis is through an 'all of Hamilton' approach coupled with a three-level government commitment to build more affordable housing;

WHEREAS, dedicated volunteers of the Hamilton Alliance for Tiny Shelters (HATS) have worked for over two years advocating a gated community for the unhoused based on Kitchener's award-winning Better Tent City model;

WHEREAS, the City of Hamilton has already committed to partnering with HATS on a two-year Pilot project;

WHEREAS, the City of Hamilton has recently adjusted the existing homelessness strategy and protocol in favour (based on broad community input focused on the safety of public parks and those currently encamping in those parks) of a combination of additional Shelter beds and Cabin transitional housing;

WHEREAS, HATS is dedicated to a best-practice project consistent with their researched study of the best North American practices of similar initiatives as outlined in their presented and comprehensive 95-page report;

WHEREAS, there is broad-based community support for HATS expressed by the following:

- the support of dozens of businesses and faith-based groups and leaders, including the Hamilton Chamber of Commerce;
- the training of over 100 police vetted community volunteers;
- the support of our Chief of Police;
- Over \$800,000 on-hand dollars raised from within the Hamilton community; and
- the to-date construction of 15 stand-alone cabins by volunteers and local providers

WHEREAS, HATS has made and continues to maintain contact with and support for many of our unhoused citizens;

WHEREAS, Hamilton has located a non-park site deemed worthy of rehabilitation in order to provide a 40-cabin site capable of housing 80 people;

WHEREAS, the creation of an additional 15 to 25 cabin site would enhance our city's ability to meet the need to provide safer transitional housing to those currently encamped in public parks and,

WHEREAS, a highly reputable social services agency, namely, St. Matthew's House, has been identified by HATS to manage a HATS site is supplemented by the support of THE HUB.

WHEREAS, HATS has sufficient funds raised and pledged privately to establish, maintain and sustain a village through 2025 and into 2026; and

WHEREAS, HATS has secured advocacy from permanent supportive housing providers to participate in an EXIT strategy for HATS village members.

THEREFORE, BE IT RESOLVED:

- (a) That the 2300 Brampton Street site previously identified be reviewed in Q1 2025 to ascertain what rehabilitation can be expedited to possibly make this site useable for a 25-site cabin Hamilton Alliance for Tiny Shelters (HATS) community; and
- (b) That staff be directed to immediately locate and propose an alternative site in Q1 2025 in concert with support from the local Ward Councillor, if remedial action(s) cannot be quickly taken to make the Brampton Street site suitable for a HATS community.

Councillor Danko introduced the following notice of motion:

10.2 Re-Alignment of Taxpayer Funding to Good Faith Encampment Support Organizations

WHEREAS, the City of Hamilton relies on many local social agencies, harm reduction, homeless and encampment organizations that provide various levels of support to vulnerable populations throughout the City.

WHEREAS, in 2024 the City of Hamilton invested a total of \$186 million dollars towards housing and homelessness, \$125 million funded by municipal taxpayers, equivalent to approximately \$215 per resident per year.

WHEREAS, on December 23rd, 2024, Ontario Superior Court Justice James Ramsay, issued a ruling dismissing the claim of fourteen homeless applicants that the City of Hamilton breached their right under the Charter to life, liberty and security of the person (s. 7) and to equal benefit of the law (s. 15).

WHEREAS, paragraph 4 of Justice Ramsay’s ruling states “I observe that the most vulnerable includes not only the homeless but also the elderly person and the child who want to use a sidewalk or a city park without tiptoeing through used needles and human feces.”

WHEREAS, paragraph 24 of Justice Ramsay’s ruling states “Many of the affidavits of the applicants contained boilerplate. Parts were obviously drafted by lawyers.”

WHEREAS, paragraph 61 of Justice Ramsay’s ruling states “...there is a developing, false narrative that encampments are a safe alternative form of housing. That narrative appears in the affidavits of some of the applicants’ witnesses. From talking to her (expert witness Dr. Koivu) patients it appears that it has been a factor in the decision to leave safer environments.”

WHEREAS, paragraph 64 of Justice Ramsay’s ruling states “...Dr. Koivu’s concern about the false narrative encouraging people to leave safer alternatives is supported by the evidence...a member of the Outreach Team, who has observed organized groups encouraging encampment residents to resist options other than encampments.”

WHEREAS residents have reported observing instances where homeless individuals have received organized assistance to set up, relocate and provision encampments in City parks.

WHEREAS, limited taxpayer resources should be prioritized to fund organizations that are proven good faith community partners, working collaboratively with the City of Hamilton in alignment with the interests of the City, residents, and the wellbeing of homeless individuals.

THEREFORE BE IT RESOLVED

- (a) That Housing Services staff be directed to identify and itemize all City funding allocated to homelessness support social agencies, harm reduction, legal advice, and encampment outreach organizations.
- (b) That Housing Services staff propose opportunities to re-align City funding, limited to organizations that are proven good faith community partners committed to collaboratively working with the City of Hamilton in alignment with City and Council interests, approved by-laws and policies.

11. PRIVATE & CONFIDENTIAL (Continued)

Committee determined that discussion of Item 11.1 was not required in Closed Session; therefore, the matter was addressed in Open Session, as follows:

11.1 Closed Session Minutes – December 4, 2024

(Cassar/McMeekin)

That the Closed Session minutes of the December 4, 2024 General Issues Committee meeting, be adopted and remain confidential.

CARRIED

(Cassar/McMeekin)

That Bryson Tan and Andy Potter of Deloitte be permitted to attend the Closed Session portion of the General Issues Committee Meeting respecting Items 11.2 & 11.4.

Result: MOTION, CARRIED by a vote of 14 to 0, as follows:

Yes	-	Mayor Andrea Horwath
Yes	-	Ward 1 Councillor Maureen Wilson
Yes	-	Ward 2 Councillor Cameron Kroetsch
Absent	-	Ward 3 Councillor Nrinder Nann
Yes	-	Ward 4 Councillor Tammy Hwang
Yes	-	Ward 5 Councillor Matt Francis
Yes	-	Ward 6 Councillor Tom Jackson
Yes	-	Ward 7 Councillor Esther Pauls
Yes	-	Ward 8 Councillor J. P. Danko
Yes	-	Ward 9 Councillor Brad Clark
Yes	-	Ward 10 Councillor Jeff Beattie
Yes	-	Ward 11 Councillor Mark Tadeson
Yes	-	Ward 12 Councillor Craig Cassar
Yes	-	Ward 13 Councillor Alex Wilson
Absent	-	Ward 14 Councillor Mike Spadafora
Yes	-	Ward 15 Councillor Ted McMeekin

(Beattie/Horwath)

That Committee move into Closed Session for Items 11.2, 11.3, and 11.4, pursuant to Section 9.3, Sub-Sections (a), (f), (j) and (k) of the City's Procedural By-law 21-021, as amended, and Section 239(2), Sub-sections (a), (f), (j) and (k) of the *Ontario Municipal Act, 2001*, as amended, as the subject matter pertains to the security of the property of the City or a local board; advice that is subject to solicitor-client privilege, including communications necessary for that purpose; a trade secret or scientific, technical, commercial or financial information that belongs to the City or a local board and has monetary value or potential monetary value; 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 City or a local board.

Result: MOTION, CARRIED by a vote of 13 to 0, as follows:

Yes	-	Mayor Andrea Horwath
Yes	-	Ward 1 Councillor Maureen Wilson
Yes	-	Ward 2 Councillor Cameron Kroetsch
Absent	-	Ward 3 Councillor Nrinder Nann
Absent	-	Ward 4 Councillor Tammy Hwang
Yes	-	Ward 5 Councillor Matt Francis
Yes	-	Ward 6 Councillor Tom Jackson

Yes	-	Ward 7	Councillor Esther Pauls
Yes	-	Ward 8	Councillor J. P. Danko
Yes	-	Ward 9	Councillor Brad Clark
Yes	-	Ward 10	Councillor Jeff Beattie
Yes	-	Ward 11	Councillor Mark Tadeson
Yes	-	Ward 12	Councillor Craig Cassar
Yes	-	Ward 13	Councillor Alex Wilson
Absent	-	Ward 14	Councillor Mike Spadafora
Yes	-	Ward 15	Councillor Ted McMeekin

The General Issues Committee resolved into closed session at 6:13 p.m.

The General Issues Committee meeting reconvened in Open Session at 7:39 p.m.

8. ITEMS FOR CONSIDERATION (Continued)

8.9 CM24004(a) Cyber Incident Impact Update (City Wide)

(Kroetsch/Cassar)

That Report CM24004(a), dated January 15, 2025, respecting Cyber Incident Impact Update (City Wide), be received, and the following recommendations be approved:

- (a) That the following be referred to the Mayor for consideration as part of the Multi-Year Tax Budget:
 - (i) The inclusion of project capital costs identified in Appendix “A” and Confidential Appendix “B” to Report CM24004(a) as “Recovery,” totalling \$3.48M, in the 2025 Tax Budget;
 - (ii) The inclusion of project capital costs identified in Appendix “A” and Confidential Appendix “B” to Report CM24004(a) as “In Progress but Impacted,” totalling \$7.83M, in the 2025 Tax Budget;
 - (iii) The inclusion of capital project costs identified in Appendix “A” and Confidential Appendix “B” to Report CM24004(a) as “Planned but Now Accelerated,” totalling \$26.13M, in the 2025 Tax Budget;
 - (iv) The inclusion of capital project costs identified in Appendix “A” and Confidential Appendix “B” to Report CM24004(a) as “Approaching End of Life and Unplanned,” totalling \$14.66M, in the 2025 Tax Budget;

- (v) The inclusion of estimated additional operating costs for 2025 of approximately \$276.910 as outlined in Confidential Appendix “C” to Report CM24004(a), in the 2025 Tax Budget, funded through a combination of staff gapping savings, capital financing savings, or corporate year-end surplus;
 - (vi) The incorporation of estimated additional operating costs of approximately \$12.72M, as outlined in Confidential Appendix “C” to Report CM24004(a), into the 2026 to 2027 Multi-Year forecast and the appropriate Tax Budget;
 - (vii) The incorporation of the requested change in staff complement of 20.25 temporary Full Time Equivalent (FTE) positions for 2025, in accordance with the “Budgeted Complement Control Policy,” as outlined in Appendix “D” to Report CM24004(a), utilizing existing staff vacancies within the organization;
 - (viii) The referral of the requested change in staff complement of 16.75 FTEs for 2026, 10.75 FTEs in 2027, in accordance with the “Budgeted Complement Control Policy,” as outlined in Appendix “D” to Report CM24004(a), to the appropriate Tax and Rate budget; and
- (b) That the City Manager be authorized and directed to assume the authority under the “Budgeted Complement Control Policy,” to offset the additional FTEs outlined in Appendix “D” to Report CM24004(a) through the reallocation of existing FTEs within the organization.
 - (c) That Confidential Appendices “B” and “C” to Report CM24004(a), Cyber Incident Impact Update (City Wide), be received and remain confidential.

Result: MOTION, CARRIED by a vote of 10 to 1, as follows:

Yes	-	Mayor Andrea Horwath
Yes	-	Ward 1 Councillor Maureen Wilson
Yes	-	Ward 2 Councillor Cameron Kroetsch
Absent	-	Ward 3 Councillor Nrinder Nann
Yes	-	Ward 4 Councillor Tammy Hwang
Absent	-	Ward 5 Councillor Matt Francis
Yes	-	Ward 6 Councillor Tom Jackson
Absent	-	Ward 7 Councillor Esther Pauls
Yes	-	Ward 8 Councillor J. P. Danko
No	-	Ward 9 Councillor Brad Clark
Absent	-	Ward 10 Councillor Jeff Beattie
Yes	-	Ward 11 Councillor Mark Tadeson
Yes	-	Ward 12 Councillor Craig Cassar

Yes - Ward 13 Councillor Alex Wilson
Absent - Ward 14 Councillor Mike Spadafora
Yes - Ward 15 Councillor Ted McMeekin

11. PRIVATE & CONFIDENTIAL (Continued)

**11.3 CM24004(b)
Cyber Incident Impact Update (City Wide)**

(Cassar/A. Wilson)

That Report CM24004(b), dated January 15, 2025, respecting Cyber Incident Impact Update (City Wide), be received, and the following recommendations be approved:

- (a) That the direction provided to staff in closed session respecting Report CM24004(b), Cyber Incident Impact Update, be approved and remain confidential; and
- (b) That Report CM24004(b), Cyber Incident Impact Update, be **DEFERRED** to a future General Issues Committee meeting.

Result: MOTION, CARRIED by a vote of 11 to 0, as follows:

Yes - Mayor Andrea Horwath
Yes - Ward 1 Councillor Maureen Wilson
Yes - Ward 2 Councillor Cameron Kroetsch
Absent - Ward 3 Councillor Nrinder Nann
Yes - Ward 4 Councillor Tammy Hwang
Absent - Ward 5 Councillor Matt Francis
Yes - Ward 6 Councillor Tom Jackson
Absent - Ward 7 Councillor Esther Pauls
Yes - Ward 8 Councillor J. P. Danko
Yes - Ward 9 Councillor Brad Clark
Absent - Ward 10 Councillor Jeff Beattie
Yes - Ward 11 Councillor Mark Tadeson
Yes - Ward 12 Councillor Craig Cassar
Yes - Ward 13 Councillor Alex Wilson
Absent - Ward 14 Councillor Mike Spadafora
Yes - Ward 15 Councillor Ted McMeekin

**11.4 CM25001
Cybersecurity Resilience (City Wide)**

(Cassar/A. Wilson)

That Report CM25001, dated January 15, 2025, respecting Cybersecurity Resilience (City Wide), be received, and the following recommendations be approved:

- (a) That the following be referred to the Mayor for consideration as part of the Multi-Year Tax Budget:
 - (i) The inclusion of cybersecurity domain/projects capital costs identified in Appendix “A” attached to Report CM25001, totaling \$13.2M, in the 2025 Tax Budget and financing plans;
 - (ii) The incorporation of estimated additional cybersecurity domain/project capital costs of approximately \$3M in 2026 as outlined in Appendix “A” attached to Report CM25001, into the multi-year forecast for inclusion in the appropriate future Tax and Rate Budget processes;
 - (iii) The inclusion of estimated additional operating costs for 2025 of approximately \$3.8M, as outlined in Appendix “A” attached to Report CM25001, in the 2025 Tax Budget, funded through a combination of staffing gapping savings, capital financing savings, or corporate year-end surplus;
 - (iv) The incorporation of estimated total operating costs (including staffing costs) of approximately \$4.4M (\$3.8M in 2025 + \$0.45M + \$0.13M) for 2026 onward, as outlined in Appendix “A” to Report CM25001, into the multi-year forecast and the appropriate Budget process
 - (v) The incorporation of 12 Full Time Equivalent (FTE) positions in the Information Technology (IT) department for 2025, in accordance with the “Budgeted Complement Control Policy,” as outlined in Appendix “A” to Report CM25001, utilizing existing staff vacancies within the organization;
 - (vi) The referral of the requested change in staff complement of 2 FTEs for 2026 and 1 FTE for 2027, in accordance with the Budgeted Complement Control Policy, as outlined in Appendix “A” to Report CM25001, to the appropriate tax supported budget;

- (b) That, the City Manager be authorized and directed, on behalf of Council, to assume the authority under the Budgeted Complement Control Policy, to offset the additional 12 FTEs, as outlined in Appendix “A” to Report CM25001, through the reallocation of existing FTEs within the organization;
- (c) That the City Manager, General Manager of Finance and Corporate Services, and/or Chief Information Officer, or their assigned delegate, be authorized and directed, on behalf of the City of Hamilton, to enter into and/or execute all necessary agreements and ancillary documents on terms satisfactory to the above identified individuals and in a form satisfactory to the City Solicitor;
- (d) That Report CM25001 and all appendices except Appendix “A” attached to Report CM25001, remain confidential.

Result: MOTION, CARRIED by a vote of 10 to 1, as follows:

Yes	-	Mayor Andrea Horwath
Yes	-	Ward 1 Councillor Maureen Wilson
Yes	-	Ward 2 Councillor Cameron Kroetsch
Absent	-	Ward 3 Councillor Nrinder Nann
Yes	-	Ward 4 Councillor Tammy Hwang
Absent	-	Ward 5 Councillor Matt Francis
Yes	-	Ward 6 Councillor Tom Jackson
Absent	-	Ward 7 Councillor Esther Pauls
Yes	-	Ward 8 Councillor J. P. Danko
No	-	Ward 9 Councillor Brad Clark
Absent	-	Ward 10 Councillor Jeff Beattie
Yes	-	Ward 11 Councillor Mark Tadeson
Yes	-	Ward 12 Councillor Craig Cassar
Yes	-	Ward 13 Councillor Alex Wilson
Absent	-	Ward 14 Councillor Mike Spadafora
Yes	-	Ward 15 Councillor Ted McMeekin

12. ADJOURNMENT

There being no further business, the General Issues Committee adjourned at 7:54 p.m.

Respectfully submitted,

Angela McRae
Legislative Coordinator

Deputy Mayor Mark Tadeson
Chair, General Issues Committee

Pilon, Janet

Subject: Municipal Land Transfer Tax

From: Annalisa Jani
Sent: January 11, 2025 2:49 PM
To: <mailto:clerk@hamilton.ca>
Subject: Municipal Land Transfer Tax

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,

Annalisa

7.2 (a)(b)

Pilon, Janet

Subject: Municipal Land Transfer Tax

From: Michael Berger

Sent: January 12, 2025 3:21 PM

To: <mailto:clerk@hamilton.ca>

Subject: Municipal Land Transfer Tax

Dear Madame Mayor and Members of Council, I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration. Sincerely, Michael Berger

Pilon, Janet

Subject: Strong opposition to MLTT

From: Carolyn Zaffuto
Sent: January 12, 2025 3:14 PM
To: <mailto:clerk@hamilton.ca>
Subject: Strong opposition to MLTT

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT).

Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters.

At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Homelessness will increase if this is implemented.

Our taxes are already higher than any other municipality including Toronto. Unless you plan on greatly reducing them, I see absolutely no benefit for this. We are already taxed to death.

I also don't agree with Toronto having this either but wages are much higher in Toronto than Hamilton. Hamilton does not have the same amount of public attractions and amenities to justify this at all.

This is highly disturbing and not great for future generations.

Our city councillors should be utilizing tax revenues more efficiently than pet projects that don't deliver any value to citizens and taxing us more is not the answer.

Thank you for your time and consideration.

I am available to be reached if below if needed.

Carolyn Zaffuto

Pilon, Janet

Subject: Say NO to municipal land transfer tax

From: L D
Sent: January 12, 2025 3:09 PM
To: <mailto:clerk@hamilton.ca>
Subject: Say NO to municipal land transfer tax

Dear Councilor, I am writing to you as a resident of your ward to share my opposition to the consideration of a Municipal Land Transfer Tax outlined in report FCS24022(a) going before the General Issues Committee on January 15. A municipal land transfer tax is an unfair tax on hopeful homebuyers. It isn't only a burden on first-time buyers but also on those hoping to purchase homes that are appropriate for growing families. The financial costs of purchasing a home are already extraordinarily difficult to save for.

Implementing a municipal land transfer tax will mean residents must delay the dream of homeownership even longer. I am urging you to not support any exploration of a municipal tax and shut it down before it can go any further. Enough is enough. We cannot afford another unfair tax that will only make housing less affordable. Thank you for your consideration and your ongoing service to our community.

Sincerely,
Steven Hill

Pilon, Janet

Subject: Say NO to municipal land transfer tax

From: Laura D'Antonio
Sent: January 12, 2025 3:08 PM
To: <mailto:clerk@hamilton.ca>
Subject: Say NO to municipal land transfer tax

Dear Councilor, I am writing to you as a resident of your ward to share my opposition to the consideration of a Municipal Land Transfer Tax outlined in report FCS24022(a) going before the General Issues Committee on January 15. A municipal land transfer tax is an unfair tax on hopeful homebuyers. It isn't only a burden on first-time buyers but also on those hoping to purchase homes that are appropriate for growing families. The financial costs of purchasing a home are already extraordinarily difficult to save for. Implementing a municipal land transfer tax will mean residents must delay the dream of homeownership even longer. I am urging you to not support any exploration of a municipal tax and shut it down before it can go any further. Enough is enough. We cannot afford another unfair tax that will only make housing less affordable. Thank you for your consideration and your ongoing service to our community. Sincerely, Peter D'Antonio

Pilon, Janet

Subject: FW: Say NO to municipal land transfer tax! This is BS!

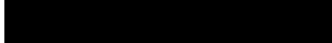
From: Laura D'Antonio
Sent: January 12, 2025 3:06 PM
To: <mailto:clerk@hamilton.ca>
Subject: Say NO to municipal land transfer tax! This is BS!

Dear Councilor, I am writing to you as a resident of your ward to share my opposition to the consideration of a Municipal Land Transfer Tax outlined in report FCS24022(a) going before the General Issues Committee on January 15. A municipal land transfer tax is an unfair tax on hopeful homebuyers. It isn't only a burden on first-time buyers but also on those hoping to purchase homes that are appropriate for growing families. The financial costs of purchasing a home are already extraordinarily difficult to save for.

Implementing a municipal land transfer tax will mean residents must delay the dream of homeownership even longer. I am urging you to not support any exploration of a municipal tax and shut it down before it can go any further. Enough is enough. We cannot afford another unfair tax that will only make housing less affordable. Thank you for your consideration and your ongoing service to our community.

Sincerely,

The D'Antonio Family.



Pilon, Janet

Subject: NO to Municipal Land Transfer Tax (MLTT)

Importance: High

From: Cindy Cloutier
Sent: January 12, 2025 2:29 PM
To: <mailto:clerk@hamilton.ca>
Subject: NO to Municipal Land Transfer Tax (MLTT)
Importance: High

Dear Madame Mayor and Members of Council,

I am writing to express my “strong opposition” to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin!!

Thank you for your time and consideration.

Kind Regards,

Cindy Cloutier

Pilon, Janet

Subject: No more Taxes!!!

From: Natalie Rendall
Sent: January 12, 2025 1:43 PM
To: <mailto:clerk@hamilton.ca>
Subject: No more Taxes!!!

Dear Madame Mayor and Members of Council,

As a City of Hamilton resident, I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalise families already stretched thin.

Thank you for your time and consideration.

Sincerely,

Natalie Rendall

Pilon, Janet

Subject: MLTT

From: Ashley Blais

Sent: January 12, 2025 1:23 PM

To: <mailto:clerk@hamilton.ca>

Subject: MLTT

Dear Madame Mayor and Members of Council, As a City of Hamilton resident, I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalise families already stretched thin.

Thank you for your time and consideration.

Sincerely,

Ashley Blais

Pilon, Janet

Subject: MLTT

From: Griff Jones

Sent: January 12, 2025 1:18 PM

To: <mailto:clerk@hamilton.ca>

Subject: MLTT

Dear Madame Mayor and Members of Council, As a City of Hamilton resident, I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalise families already stretched thin.

Thank you for your time and consideration.

Sincerely,

Griff Jones

Pilon, Janet

Subject: Say No to a Municipal Land Transfer Tax!

Importance: High

From: Rose Cipriani

Sent: January 12, 2025 12:42 PM

To: <mailto:clerk@hamilton.ca>

Cc: <mailto:jeff.beatie@hamilton.ca>

Subject: Say No to a Municipal Land Transfer Tax!

Importance: High

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Sincerely,
Rose Cipriani

Pilon, Janet

Subject: Double Tax

From: Andrea Iavarone
Sent: January 12, 2025 12:10 PM
To: <mailto:clerk@hamilton.ca>
Subject: Double Tax

Dear Madame Mayor and Members of Council, I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration. Sincerely,

ANDREA IAVARONE

7.2 (a)(m)

Jan. 12, 2025

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Sincerely,

Ian Newhouse (Dundurn and Chatham)

Pilon, Janet

Subject: No to the MLTT

From: Soledad Cristina Mejia
Sent: January 12, 2025 9:43 AM
To: <mailto:clerk@hamilton.ca>
Subject: No to the MLTT

Dear Madame Mayor and Members of Council, I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration. Sincerely,
Soledad Cristina Mejía Gomez

Pilon, Janet

Subject: Municipal Land Transfer Tax (MLTT)

From: tashi baburi
Sent: January 12, 2025 8:40 AM
To: <mailto:clerk@hamilton.ca>
Subject: Municipal Land Transfer Tax (MLTT)

Dear Madame Mayor and Members of Council, I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration. Sincerely, Tashi Baburi

Pilon, Janet

Subject: Land Transfer Tax

From: Lisa Prine
Sent: January 12, 2025 7:35 AM
To: <mailto:clerk@hamilton.ca>
Subject: Land Transfer Tax

Dear Madame Mayor and Members of Council, I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,
Lisa Prine

7.2 (a)(q)

Pilon, Janet

Subject: Stop The Tax

From: Artur Palej
Sent: January 11, 2025 6:41 PM
To: <mailto:clerk@hamilton.ca>
Subject: Stop The Tax

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,
Artur Palej

7.2 (a)(r)

Pilon, Janet

Subject: Against Municipal Land Transfer Tax.

From: Joanne Chiarelli
Sent: January 11, 2025 4:33 PM
To: <mailto:clerk@hamilton.ca>
Subject: Against Municipal Land Transfer Tax.

I agree the MLTT will be a bad policy due to the following reasons:

1. Increased Upfront Cost for Buyers

An MLTT is an additional tax levied on top of the provincial Land Transfer Tax (LTT) when purchasing a property. This means buyers would face double the land transfer taxes.

2. Impact on Affordability

While first-time homebuyers may be eligible for a rebate for both the MLTT and LTT (up to \$4,475 for each, or \$8,950 in total), the rebate only covers a fraction of the tax. Potential homebuyers may be forced to sit on the sidelines or consider relocating to a neighbouring municipality that doesn't have a second land transfer tax.

3. Impact on Property Values

A second land transfer tax could impact property values by making homes harder to sell with fewer buyers in the market. Sellers may also think twice about listing their home and moving due to high transaction costs associated with the new tax.

4. Indirect Effects on Rental Affordability

An MLTT leads to higher purchasing costs for landlords to acquire rental properties, which may be passed on to tenants through higher rents. It also may dissuade investors from purchasing properties for rental purposes.

5. Economic Impact

A second land transfer tax would hurt the economy and negatively impact the real estate market and related industries, like construction and retail.

I agree with all the above statements and am against this new MLTT.

Joanne Chiarelli

Pilon, Janet

Subject: I do NOT support a second land transfer tax!

From: J Roumanis

Sent: January 11, 2025 4:24 PM

To: Pauls, Esther <mailto:Esther.Pauls@hamilton.ca>; mailto:clerk@hamilton.ca

Subject: I do NOT support a second land transfer tax!

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

--

John Roumanis, CPA, MBA

Pilon, Janet

Subject: Say No to municipal land transfer tax!

From: Krystal Pfau
Sent: January 11, 2025 3:57 PM
To: <mailto:clerk@hamilton.ca>
Subject: Say No to municipal land transfer tax!

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,
Krystal Pfau

7.2 (a)(u)

Pilon, Janet

Subject: delegation letter to oppose Hamilton MLTT

From: Erin Bowie

Sent: January 11, 2025 3:50 PM

To: <mailto:clerk@hamilton.ca>

Subject: delegation letter to oppose Hamilton MLTT

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration. Sincerely,

Erin Bowie

Pilon, Janet

Subject: Municipal Land Transfer Tax (MLTT) - Jan 15

From: Rocco Rao
Sent: January 11, 2025 12:58 PM
To: <mailto:clerk@hamilton.ca>
Cc: Ward 4 <<mailto:ward4@hamilton.ca>>
Subject: Municipal Land Transfer Tax (MLTT) - Jan 15

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,
Rocco Rao

7.2 (a)(w)

Send this template to clerk@hamilton.ca before Noon on Tuesday, January 14.

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,

<ADD NAME>

Stephen Hicks

Pilon, Janet

Subject: MLTT

From: raymond pelletier
Sent: January 11, 2025 12:37 PM
To: clerk@hamilton.ca
Subject:MLTT

The tax in question is unacceptable and hurtful to all who aspire to buy a home and nothing but an expensive way to deal with the city problem

Pilon, Janet

Subject: Opposition to Municipal Land Transfer Tax MLTT

From: Michael Di Genova
Sent: January 11, 2025 12:37 PM
To: <mailto:clerk@hamilton.ca>
Subject: Opposition to Municipal Land Transfer Tax MLTT

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,

Michael Di Genova

Pilon, Janet

Subject: MLTT

From: Stephanie Huffman
Sent: January 11, 2025 11:55 AM
To: <mailto:clerk@hamilton.ca>
Subject: MLTT

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to home buyers, sellers, and renters.

At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it.

I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Stephanie Huffman

Pilon, Janet

Subject: ATTN: NO to MLTT

From: Rachel VanDuzer <
Sent: January 11, 2025 11:42 AM
To: <mailto:clerk@hamilton.ca>
Subject: ATTN: NO to MLTT

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,
Rachel VanDuzer

7.2 (a)(ab)

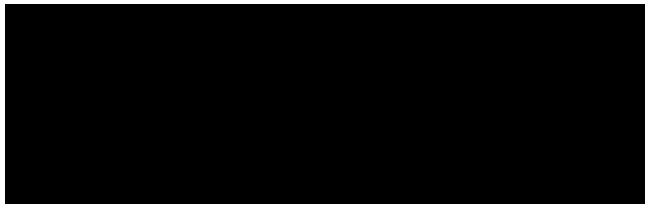
Send this template to clerk@hamilton.ca before Noon on Tuesday, January 14.

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,



Henry DePellegrin

7.2 (a)(ac)

Pilon, Janet

Subject: Municipal Land Transfer Tax (MLTT)

From: Andrew Mccutchen
Sent: January 11, 2025 11:17 AM
To: <mailto:clerk@hamilton.ca>
Subject: Municipal Land Transfer Tax (MLTT)

Dear Madame Mayor and Members of Council, I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration. Sincerely Andrew McCutchen

Pilon, Janet

Subject: Opposing the Municipal Land Transfer Tax

From: Tara Todorovic
Sent: January 11, 2025 11:11 AM
To: <mailto:clerk@hamilton.ca>
Subject: Opposing the Municipal Land Transfer Tax

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Sincerely,
Tara Todorovic

Pilon, Janet

Subject: OPPOSED TO Municipal Land Transfer Tax (MLTT)

From: Sarah Donnelly

Sent: January 10, 2025 3:07 PM

To: <mailto:clerk@hamilton.ca>

Subject: OPPOSED TO Municipal Land Transfer Tax (MLTT) Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Sincerely,
Sarah Donnelly

7.2 (a)(af)

Pilon, Janet

Subject: MLTT proposal

From: Bradley Ellis
Sent: January 13, 2025 10:30 AM
To: <mailto:clerk@hamilton.ca>
Subject: MLTT proposal

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Sincerely,
Bradley G. Ellis

7.2 (a)(ag)

Pilon, Janet

Subject: Municipal Land Transfer Tax in Hamilton

From: Beverly Nyman
Sent: January 13, 2025 10:31 AM
To: <mailto:clerk@hamilton.ca>
Subject: Municipal Land Transfer Tax in Hamilton

Dear Councilor,

I am writing to you as a resident of your ward to share my opposition to the consideration of a Municipal Land Transfer Tax outlined in report FCS24022(a) going before the General Issues Committee on January 15.

A municipal land transfer tax is an unfair tax on hopeful homebuyers. It isn't only a burden on first-time buyers but also on those hoping to purchase homes that are appropriate for growing families. The financial costs of purchasing a home are already extraordinarily difficult to save for. Implementing a municipal land transfer tax will mean residents must delay the dream of homeownership even longer.

I am urging you to not support any exploration of a municipal tax and shut it down before it can go any further. Enough is enough. We cannot afford another unfair tax that will only make housing less affordable. Thank you for your consideration and your ongoing service to our community.

Sincerely,

--
Beverly Nyman

7.2 (a)(ah)

Pilon, Janet

Subject: MLTT URGENT

From: Danielle Connelly
Sent: January 13, 2025 10:23 AM
To: <mailto:clerk@hamilton.ca>
Subject: MLTT URGENT

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration. Sincerely,

Danielle Connelly

7.2 (a)(ai)

Pilon, Janet

Subject: Municipal land transfer tax

From: Andrea Harley-Maddox
Sent: January 13, 2025 10:18 AM
To: <mailto:clerk@hamilton.ca>
Subject: Municipal land transfer tax

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Sincerely,
Andrea Harley-Maddox

Pilon, Janet

Subject: Municipal Land Transfer Tax-NO!!!!

From: Karolina Zanon
Sent: January 13, 2025 10:16 AM
To: <mailto:clerk@hamilton.ca>
Subject: Municipal Land Transfer Tax-NO!!!!

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it.

There are so many individuals still living on the streets and in tents all over the Hamilton area, this tax will only help to increase that number. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Regards,

Karolina Zanon

Pilon, Janet

Subject: Municipal Land Transfer Tax (MLTT)

From: Ana Jedryk
Sent: January 13, 2025 10:16 AM
To: <mailto:clerk@hamilton.ca>
Subject: Municipal Land Transfer Tax (MLTT)

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,

Ana Jedryk

7.2 (a)(al)

Pilon, Janet


Subject: Opposing the MLTT

From: Nina Safi
Sent: January 13, 2025 10:09 AM
To: clerk@hamilton.ca
Subject: Opposing the MLTT

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Sincerely,
Nina & Andrew Morton



7.2 (a)(am)

Send this template to clerk@hamilton.ca before Noon on Tuesday, January 14.

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.


Thank you for your time and consideration.

Sincerely,

<ADD NAME>

Dan Macdonald





7.2 (a)(an)

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Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,

<ADD NAME>

Sandi Macdonald



Pilon, Janet

Subject: LTT

From: Sandi Macdonald
Sent: January 13, 2025 9:33 AM
To: clerk@hamilton.ca
Subject: LTT

In the midst of a housing crisis why on earth would the city impose another tax on the hard working citizens of this city and create another barrier to home ownership. We oppose this ridiculous money grab

Sandi Macdonald

Pilon, Janet

Subject: Land Transfer Tax

From: Mary-Anne Hooper
Sent: January 13, 2025 9:32 AM
To: <mailto:clerk@hamilton.ca>
Subject: Land Transfer Tax

Dear Councilor,

I am writing to you as a resident of your ward to share my opposition to the consideration of a Municipal Land Transfer Tax outlined in report FCS24022(a) going before the General Issues Committee on January 15.

A municipal land transfer tax is an unfair tax on hopeful homebuyers. It isn't only a burden on first-time buyers but also on those hoping to purchase homes that are appropriate for growing families. The financial costs of purchasing a home are already extraordinarily difficult to save for. Implementing a municipal land transfer tax will mean residents must delay the dream of homeownership even longer.

I am urging you to not support any exploration of a municipal tax and shut it down before it can go any further. Enough is enough. We cannot afford another unfair tax that will only make housing less affordable.

Thank you for your consideration and your ongoing service to our community

Mary-anne

7.2 (a)(aq)

Pilon, Janet

From: Double E Properties
Sent: January 13, 2025 9:31 AM
To: <mailto:clerk@hamilton.ca>
Subject:

Dear Hamilton City Clerk,

I am writing to you as a housing provider in Hamilton of (245 E. 32nd St.) And (106 East Ave. S.) to share my opposition to the consideration of a Municipal Land Transfer Tax outlined in report FCS24022(a) going before the General Issues Committee on January 15. A municipal land transfer tax is an unfair tax on hopeful homebuyers. It isn't only a burden on first-time buyers but also on those hoping to purchase homes that are appropriate for growing families. The financial costs of purchasing a home are already extraordinarily difficult to save for. Implementing a municipal land transfer tax will mean residents must delay the dream of homeownership even longer. I am urging you to not support any exploration of a municipal tax and shut it down before it can go any further. Enough is enough. We cannot afford another unfair tax that will only make housing less affordable. Thank you for your consideration and your ongoing service to our community.

Sincerely,
Michael and Jenn Richter
Owners and Operators of Double E Properties

7.2 (a)(ar)

Pilon, Janet

Subject: Say "NO" to Municipal Land Transfer Tax (MLTT)

From: Melissa Stone
Sent: January 13, 2025 9:09 AM
To: <mailto:clerk@hamilton.ca>
Subject: Say "NO" to Municipal Land Transfer Tax (MLTT)

Dear Madame Mayor and Members of Council,

As a City of Hamilton resident, I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it.

I urge you to consider alternative solutions that focus on affordability and do not further penalise families already stretched thin.

Thank you for your time and consideration.

Cheers,
Melissa

Pilon, Janet

Subject: Municipal Land Transfer Tax

From: DD Crowley
Sent: January 13, 2025 8:58 AM
To: <mailto:clerk@hamilton.ca>
Subject: Municipal Land Transfer Tax

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT).

Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, and we have so many unhoused people in this city already, this tax would exacerbate the housing crisis rather than help resolve it.

I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,

--

DD Crowley

7.2 (a)(at)

Pilon, Janet

Subject: no MLTT

From: Jonah santa-barbara
Sent: January 13, 2025 8:42 AM
To: <mailto:clerk@hamilton.ca>
Subject: no MLTT

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Regards,
Jonah Santa-Barbara

7.2 (a)(au)

Pilon, Janet

Subject: Hamilton Municipal Land Transfer Tax - Bad For Hamilton, Bad For Hamiltonians, Bad For Democracy

From: J H

Sent: January 13, 2025 7:36 AM

To: clerk@hamilton.ca

Subject: Hamilton Municipal Land Transfer Tax - Bad For Hamilton, Bad For Hamiltonians, Bad For Democracy

Good morning,

I've recently discovered that like our neighbours to the east in Toronto that our city is attempting to add a municipal land transfer tax. Why don't we try cutting some expenses from the city's budget rather than further taxing Canadians even more. Is it a coincidence that the two Mayoral parties who run both cities are NDP? Can't you see from the last 8 years of the poorly liberal run government that tax and spend does not work. It's simple to vote to just raise taxes when you the city employee are paying very minimal taxes on your \$120,000 per year salary, and you haven't moved out of your house in 25 years.

Why don't you start to a business, scale it up, start earning earn a very high income, pay over six figures in personal income tax annually, on top of the six figures of corporate income tax annually, over six figures in HST tax annually and then hear the news about an additional land municipal land transfer tax. Absolutely ridiculous!! Tax and spend does not work. Vote no for this atrocious tax. Look forward to a conservative federal government led by a common sense approach to balancing a budget, have yield down effects to our great city. Hopefully our municipal government doesn't run it into the ground before that can happen. Be well.

Regards,

JC Horvath

7.2 (a)(av)

Pilon, Janet

Subject: Resident Concern Municipal Land Transfer Tax

From: Kayla Zavarella
Sent: January 13, 2025 6:48 AM
To: <mailto:clerk@hamilton.ca>
Subject: Resident Concern Municipal Land Transfer Tax

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,

Kayla Zavarella

7.2 (a)(aw)

Pilon, Janet

Subject: Dear Madame Mayor and Members of Council,

From: Dee Whitman
Sent: January 13, 2025 12:47 AM
To: <mailto:clerk@hamilton.ca>
Subject: Dear Madame Mayor and Members of Council,

Dear Madame Mayor and Members of Council, I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,
Darlene Whitman
Ward 11 Binbrook

7.2 (a)(ax)

Pilon, Janet

Subject: Municipal Land Transfer Tax

From: Alanna Gotziaman
Sent: January 12, 2025 10:39 PM
To: <mailto:clerk@hamilton.ca>
Subject: Municipal Land Transfer Tax

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,

Alanna Gotziaman
Hamilton resident

7.2 (a)(ay)

Pilon, Janet

Subject: 🗑️ Saying NO to MLTT 🗑️

From: Laura Gray

Sent: January 12, 2025 9:30 PM

To: clerk@hamilton.ca

Subject: 🗑️ Saying NO to MLTT 🗑️

Good evening,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Laura Gray - Carlisle Ontario - Ward 15

7.2 (a)(az)

Pilon, Janet

Subject: Municipal land transfer tax

From: Maryam Hassani
Sent: January 12, 2025 8:05 PM
To: <mailto:clerk@hamilton.ca>
Subject: Municipal land transfer tax

Dear Madame Mayor and members of council,

I am writing to express my strong opposition of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers and renters. At a time when so many residents are already struggling with a high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Maryam Hassani

7.2 (a)(ba)

Pilon, Janet

Subject: Opposing Implementing a Municipal Land Transfer

From: BOSEDE GBENGA
Sent: January 12, 2025 7:48 PM
To: <mailto:clerk@hamilton.ca>
Subject: Opposing Implementing a Municipal Land Transfer

Dear Madame Mayor and Members of Council, I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration. Sincerely,

Best regards,
Bosede O.P.

7.2 (a)(bb)

Pilon, Janet

Subject: 'NO' to a Municipal Land Transfer Tax in Hamilton

From: Jodie Erwin
Sent: January 12, 2025 6:58 PM
To: clerk@hamilton.ca
Subject: 'NO' to a Municipal Land Transfer Tax in Hamilton

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Sincerely,
Jodie Erwin

7.2 (a)(bc)

Pilon, Janet

Subject: NO to MLTT in Hamilton

From: Mitali Thakore
Sent: January 13, 2025 11:36 AM
To: clerk@hamilton.ca
Subject: NO to MLTT in Hamilton

Impact Of MLTT

Increased Upfront Cost for Buyers

An MLTT is an additional tax levied on top of the provincial Land Transfer Tax (LTT) when purchasing a property. This means buyers would face double the land transfer taxes.

Impact on Affordability

While first-time homebuyers may be eligible for a rebate for both the MLTT and LTT (up to \$4,475 for each, or \$8,950 in total), the rebate only covers a fraction of the tax. Potential homebuyers may be forced to sit on the sidelines or consider relocating to a neighbouring municipality that doesn't have a second land transfer tax.

Impact on Property Values

A second land transfer tax could impact property values by making homes harder to sell with fewer buyers in the market. Sellers may also think twice about listing their home and moving due to high transaction costs associated with the tax.

Indirect Effects on Rental Affordability An MLTT leads to higher purchasing costs for landlords to acquire rental properties, which may be passed on to tenants through higher rents. It also may dissuade investors from purchasing properties for rental purposes.

Economic Impact

A second land transfer tax would hurt the economy and negatively impact the real estate market and related industries, like construction and retail.

7.2 (a)(bd)

Pilon, Janet

Subject: No to municipal land transfer tax

From: Alina Radu
Sent: January 13, 2025 11:20 AM
To: <mailto:clerk@hamilton.ca>
Subject: No to municipal land transfer tax

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,
Alina Radu

Pilon, Janet

Subject: Please stop this move for double land transfer tax

From: Coleen Bush
Sent: January 13, 2025 11:12 AM
To: clerk@hamilton.ca
Subject: Please stop this move for double land transfer tax

To whom it may concern,

Please stop this move from double land transfer tax.

Sincerely
Coleen Bush

7.2 (a)(bf)

Pilon, Janet

Subject: MLTT - Please NO.

From: Nikola Bucalo
Sent: January 13, 2025 11:08 AM
To: <mailto:clerk@hamilton.ca>
Subject: MLTT - Please NO.

To The Mayor and Members of Council,

PLEASE DON'T IMPLEMENT A NEW LAND TRANSFER TAX.

As a voter, home owner and taxpayer, even though this may not affect me directly, I am strongly opposed. I understand that council needs to consider all options for new revenue, but this would be shooting yourself in the foot. Just a quick real-world example: there are many reasons for the mass exodus from Toronto these past few years, their MLTT is definitely one of them. I have helped hundreds of local residents buy and sell homes within Hamilton and I can tell you first hand that an added MLTT would be detrimental in the long run for our community. It is extremely short-sighted. I was personally part of the mass campaign several years ago to remove the option for municipalities to implement a MLTT and it is still the right thing for municipalities to seek funding elsewhere. Please focus on affordability for day-to-day living for residents, not more financial hurdles.

Thank you,

Nikola Bucalo

Pilon, Janet

Subject: Double Land Transfer Tax Issue

From: Chris Dorsman
Sent: January 13, 2025 10:57 AM
To: <mailto:clerk@hamilton.ca>
Subject: Double Land Transfer Tax Issue

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Sincerely,
Chris Dorsman,
Hamilton Home Owner

7.2 (a)(bh)

Pilon, Janet

Subject: Municipal Land Transfer Tax (MLTT)

From: Jennifer Jones
Sent: January 13, 2025 10:56 AM
To: <mailto:clerk@hamilton.ca>
Subject: Municipal Land Transfer Tax (MLTT)

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,

Jennifer Jones

Pilon, Janet

Subject: NO MLTT

From: Ashleigh Eardley
Sent: January 13, 2025 10:50 AM
To: <mailto:clerk@hamilton.ca>
Subject: NO MLTT

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Sincerely,
Ashleigh

7.2 (a)(bj)

Pilon, Janet

Subject: PLEASE STOP DOUBLE TAX!

From: Noelly Rey
Sent: January 13, 2025 10:49 AM
To: <mailto:clerk@hamilton.ca>
Subject: PLEASE STOP DOUBLE TAX!

Dear Madame Mayor and Members of Council,

I strongly oppose implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would make housing even less affordable for Hamiltonians, adding another financial burden to homebuyers, sellers, and renters.

At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it.

I would like you to think about alternative solutions that focus on affordability and do not further penalize already stretched-thin families.

Thank you for your time and consideration.

Sincerely,
Noelly Rey

7.2 (a)(bk)

Pilon, Janet

Subject: Proposed MLTT

From: Alanna Stephen
Sent: January 13, 2025 10:48 AM
To: <mailto:clerk@hamilton.ca>
Subject: Proposed MLTT

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

As a real estate lawyer practising in Hamilton, I know that this proposed tax will negatively impact the real estate market in Hamilton. Hamilton provides affordable housing options and allows individuals and families to realize their dream of home ownership in a vibrant City. Another tax will definitely make this dream unattainable and drive purchasers further south (ie. St. Catharines, Welland and Niagara).

Regards,
Alanna C. Stephen B.A., LL.B., J.D.
Managing Partner
Escarpment Law Group
T: 905 681 6998
<http://www.escarpmentlaw.com/>

7.2 (a)(bl)

Pilon, Janet

Subject: Stop the double tax!

From: Paula Candido Ward
Sent: January 13, 2025 10:40 AM
To: <mailto:clerk@hamilton.ca>
Subject: Stop the double tax!

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,

Thanks,

Paula Candido Ward

Pilon, Janet

Subject: MLTT

From: John Brunton
Sent: January 13, 2025 11:59 AM
To: <mailto:clerk@hamilton.ca>
Subject: MLTT

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,

John Brunton

Pilon, Janet

Subject: Municipal Land Transfer Tax! Please stop this

From: Marta Swiecki

Sent: January 13, 2025 12:05 PM

To: <mailto:clerk@hamilton.ca>

Subject: Municipal Land Transfer Tax! Please stop this

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Sincerely,

Marta Swiecki

Pilon, Janet

Subject: No to MLTT

From: RANJIT SAMRA
Sent: January 13, 2025 12:18 PM
To: <mailto:clerk@hamilton.ca>
Subject: No to MLTT

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration. RANJIT SAMRA

7.2 (a)(bp)

Pilon, Janet

Subject: HAMILTON & WATERDOWN MUNICIPAL LAND TRANSFER TAX

From: Deby Morrison

Sent: January 13, 2025 12:30 PM

To: <mailto:clerk@hamilton.ca>

Subject: HAMILTON & WATERDOWN MUNICIPAL LAND TRANSFER TAX Dear Madame Mayor and Members of Council, I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. You are also implementing a rain tax for property owners next year, please stop! Tax increases are not an ongoing viable solution. Reign in the spending please!

Thank you for your time and consideration. Sincerely, Deby Morrison

Pilon, Janet

Subject: MLTT

From: Erin Kittle
Sent: January 13, 2025 12:25 PM
To: <mailto:clerk@hamilton.ca>
Subject: MLTT

Dear Sir/Madam,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT).

Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters.

At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Homelessness will increase if this is implemented.

Our taxes are already higher than any other municipality including Toronto. Unless you plan on greatly reducing them, I see absolutely no benefit for this. We are already taxed to death.

I also don't agree with Toronto having this either but wages are much higher in Toronto than Hamilton. Hamilton does not have the same amount of public attractions and amenities to justify this at all. This is highly disturbing and will be setting up future generations for failure.

Our city councillors should be utilizing tax revenues more efficiently than pet projects that don't deliver any value to citizens and taxing us more is not the answer. Thank you for your time and consideration.

Sincerely Disappointed,

Erin Kittle

7.2 (a)(br)

Pilon, Janet

Subject: STOP DOUBLE TAX

From: Nancy Mungar
Sent: January 13, 2025 12:00 PM
To: <mailto:clerk@hamilton.ca>
Subject: STOP DOUBLE TAX

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Warmest Regards,
Nancy Mungar

7.2 (a)(br)

Send this template to clerk@hamilton.ca before Noon on Tuesday, January 14.

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,

Rico Sacchini

Pilon, Janet

Subject: Please vote no on the Municipal Land Transfer Tax

From: Sean Morrison
Sent: January 13, 2025 11:57 AM
To: <mailto:clerk@hamilton.ca>
Subject: Please vote no on the Municipal Land Transfer Tax

Dean Madame Mayor and Members of Council,

I am writing to express my strong opposition to the consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another layer of financial burden to homebuyers, sellers and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it.

I urge you to consider alternative solutions that focus on affordability and not penalize families already stretched thin.

Thanks you for your time and consideration,

Sean Morrison

7.2 (a)(bt)

Pilon, Janet

Subject: PLEASE STOP the DOUBLE TAX!!!

From: Jay Pichette
Sent: January 13, 2025 11:54 AM
To: <mailto:clerk@hamilton.ca>
Subject: PLEASE STOP the DOUBLE TAX!!!

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters.

At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,

Jason Pichette

7.2 (a)(bu)

Pilon, Janet

Subject: Municipal Land Transfer Tax (MLTT)

From: Deborah Parr
Sent: January 13, 2025 11:50 AM
To: <mailto:clerk@hamilton.ca>
Subject: Municipal Land Transfer Tax (MLTT)

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Debbie Parr

Pilon, Janet

Subject: Municipla Land Transfer Tax

From: Lydia Lemus
Sent: January 13, 2025 12:40 PM
To: <mailto:clerk@hamilton.ca>
Subject: Municipla Land Transfer Tax

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,
Lydia Lemus

Pilon, Janet

Subject: Municipal Land Transfer Tax (MLTT)

From: Shannon Sullivan
Sent: January 13, 2025 12:56 PM
To: <mailto:clerk@hamilton.ca>
Subject: Municipal Land Transfer Tax (MLTT)

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Sincerely,
Shannon Sullivan

7.2 (a)(bx)

Pilon, Janet

Subject: Municipal Land Transfer Tax

From: Hannah Reinink
Sent: January 13, 2025 12:58 PM
To: <mailto:clerk@hamilton.ca>
Subject: Municipal Land Transfer Tax

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Sincerely,
Hannah Reinink

Pilon, Janet

Subject: Municipal Land Transfer Tax (MLTT)


From: Natalie Stoltz
Sent: January 13, 2025 1:01 PM
To: <mailto:clerk@hamilton.ca>
Subject: Municipal Land Transfer Tax (MLTT)

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Sincerely,

Natalie Stoltz



7.2 (a)(bz)

Send this template to clerk@hamilton.ca before Noon on Tuesday, January 14.

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,

Guy D'Alesio



7.2 (a)(ca)

Pilon, Janet

Subject: Opposed to MLTT

From: Charlie Robson
Sent: January 11, 2025 10:41 AM
To: <mailto:clerk@hamilton.ca>
Subject: Opposed to MLTT

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Sincerely,

Charlie Robson

Pilon, Janet

Subject: MLTT

From: Bryden Tait
Sent: January 11, 2025 10:07 AM
To: <mailto:clerk@hamilton.ca>
Subject: MLTT

Dear Madame Mayor and Members of Council, I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,

Bryden Tait

7.2 (a)(cc)

Pilon, Janet

Subject: MLTT

From: The Sohars
Sent: January 11, 2025 8:43 AM
To: <mailto:clerk@hamilton.ca>
Cc: McMeekin, Ted <<mailto:Ted.McMeekin@hamilton.ca>>
Subject: MLTT

Dear Madame Mayor and Members of Council, We are writing to express our strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. We urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Regards

Chris and Les Sohar

7.2 (a)(cd)

Pilon, Janet

Subject: Stop the double Tax!!

From: Jonathan Verduyn
Sent: January 11, 2025 7:56 AM
To: <mailto:clerk@hamilton.ca>
Subject: Stop the double Tax!!

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,

Jonathan Verduyn

Pilon, Janet

Subject: opposing MLTT !!!

From: Kim MacLean

Sent: January 10, 2025 11:55 PM

To: <mailto:clerk@hamilton.ca>

Cc: [REDACTED]

Subject: opposing MLTT !!!

Dear Madame Mayor and Members of Council, I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Regards,
Kim MacLean

7.2 (a)(cf)

Pilon, Janet

Subject: Opposition to Municipal Land Transfer Tax (MLTT)

From: Charles Wah
Sent: January 10, 2025 11:04 PM
To: <mailto:clerk@hamilton.ca>
Subject: Opposition to Municipal Land Transfer Tax (MLTT)

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,

Charles Wah

7.2 (a)(cg)

Pilon, Janet

Subject: NO Municipal Land Transfer Tax!

From: Jason Scozzari
Sent: January 10, 2025 10:11 PM
To: <mailto:clerk@hamilton.ca>
Subject: NO Municipal Land Transfer Tax!

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Sincerely,

Jason Scozzari

7.2 (a)(ch)

Pilon, Janet

Subject: No - to a Municipal Land Transfer Tax

From: Mike Chiarelli
Sent: January 10, 2025 10:12 PM
To: clerk@hamilton.ca
Subject: No - to a Municipal Land Transfer Tax

I am writing to express my disapproval for a municipal land transfer tax in Hamilton.

This is completely a money grab that penalizes homeowners.

Furthermore -

Why is the MLTT a bad policy?

1. Increased Upfront Cost for Buyers

An MLTT is an additional tax levied on top of the provincial Land Transfer Tax (LTT) when purchasing a property. This means buyers would face double the land transfer taxes.

2. Impact on Affordability

While first-time homebuyers may be eligible for a rebate for both the MLTT and LTT (up to \$4,475 for each, or \$8,950 in total), the rebate only covers a fraction of the tax. Potential homebuyers may be forced to sit on the sidelines or consider relocating to a neighbouring municipality that doesn't have a second land transfer tax.

3. Impact on Property Values

A second land transfer tax could impact property values by making homes harder to sell with fewer buyers in the market. Sellers may also think twice about listing their home and moving due to high transaction costs associated with the tax.

4. Indirect Effects on Rental Affordability

An MLTT leads to higher purchasing costs for landlords to acquire rental properties, which may be passed on to tenants through higher rents. It also may dissuade investors from purchasing properties for rental purposes.

5. Economic Impact

A second land transfer tax would hurt the economy and negatively impact the real estate market and related industries, like construction and retail.

Do not move forward with this destructive tax - which in top of existing unaffordable property taxes and high municipal water fees make this city unaffordable.

Mike Chiarelli
Ward 8

7.2 (a)(ci)

Pilon, Janet

Subject: LTT

From: Phill Botting
Sent: January 10, 2025 10:05 PM
To: clerk@hamilton.ca
Subject: LTT

Dear Madame Mayor and Members of Council, I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Phill Botting

7.2 (a)(cj)

Pilon, Janet

Subject: Municipal Land Transfer Tax

From: Brittany Asquith
Sent: January 10, 2025 9:32 PM
To: <mailto:clerk@hamilton.ca>
Subject: Municipal Land Transfer Tax

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,

Warmest Regards,

Brittany Asquith

7.2 (a)(ck)

Pilon, Janet

Subject: NO to MLTT

From: Spencer D'Ippolito
Sent: January 10, 2025 9:24 PM
To: clerk@hamilton.ca
Subject: NO to MLTT

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters.

At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it.

I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,
Spencer D'Ippolito

7.2 (a)(cl)

Pilon, Janet

Subject: Hamilton Municipal LTT

From: Josh Perez
Sent: January 10, 2025 9:21 PM
To: <mailto:clerk@hamilton.ca>
Subject: Fwd: Hamilton Municipal LTT

Good Evening,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT).

Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it.

I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration,

Josh Perez

7.2 (a)(cm)

Pilon, Janet

Subject: MLTT

From: Neil Quinto
Sent: January 10, 2025 9:13 PM
To: <mailto:clerk@hamilton.ca>
Subject: MLTT

Dear Madame Mayor and Members of Council, I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Neil Quinto

7.2 (a)(cn)

Pilon, Janet

Subject: Absurd MLTT Proposition

From: Adrian Hiscox
Sent: January 10, 2025 8:27 PM
To: <mailto:clerk@hamilton.ca>
Subject: Absurd MLTT Proposition

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,
Adrian Hiscox

7.2 (a)(co)

Send this template to clerk@hamilton.ca before Noon on Tuesday, January 14.

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,

Terry Rogers



7.2 (a)(cp)

Pilon, Janet

Subject: Written Delegation RE: MLTT

From: Lia Thompson
Sent: January 10, 2025 8:00 PM
To: <mailto:clerk@hamilton.ca>
Subject: Written Delegation RE: MLTT

Dear Madame Mayor and Members of Council, I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration. Sincerely, Lisa Thompson

7.2 (a)(cq)

Pilon, Janet

Subject: MLTT

From: Katie Shaw
Sent: January 10, 2025 7:34 PM
To: <mailto:clerk@hamilton.ca>
Subject: MLTT

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,

Katie Shaw

Pilon, Janet

Subject: Opposition to Municipal Land Transfer Tax

From: Jay Feth
Sent: January 10, 2025 7:22 PM
To: <mailto:clerk@hamilton.ca>
Subject: Opposition to Municipal Land Transfer Tax

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,

Jay Feth

7.2 (a)(cs)

Pilon, Janet

Subject: Double tax

From: Stacey Adamson
Sent: Monday, January 13, 2025 1:30 PM
To: Pilon, Janet <Janet.Pilon@hamilton.ca>
Subject: Re: Double tax

Dear Madame Mayor and Members of Council, I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration

Sincerely,

Stacey Adamson

7.2 (a)(ct)

Pilon, Janet

Subject: Municipal Land Transfer Tax

From: Arald Tudoran
Sent: January 10, 2025 7:05 PM
To: <mailto:clerk@hamilton.ca>
Subject: Municipal Land Transfer Tax

Dear Madame Mayor and Members of Council, I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration. Sincerely,

Arald Tudoran

7.2 (a)(cu)

Pilon, Janet

Subject: No to MLTT

From: Jessica Salas
Sent: January 10, 2025 7:05 PM
To: <mailto:clerk@hamilton.ca>
Subject: No to MLTT

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Jessica Salas

Pilon, Janet

Subject: MLTT

From: Mirjana Stanic
Sent: January 10, 2025 6:50 PM
To: <mailto:clerk@hamilton.ca>
Subject: MLTT

Dear Madame Mayor and Members of Council, I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

De

Sincerely

Mirjana Stanic

Pilon, Janet

Subject: Stop the land transfer tax

From: Samantha Bendo
Sent: January 10, 2025 6:42 PM
To: <mailto:clerk@hamilton.ca>
Subject: Stop the land transfer tax

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it.

I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

I am Hamilton born and raised and this tax would make it even harder to purchase a larger home for my growing family. Entry into this housing market was already a struggle when both my husband and myself have good combined income. Please don't make us have to move out of this city.

Sincerely,

Samantha Bendo

7.2 (a)(cx)

Send this template to clerk@hamilton.ca before Noon on Tuesday, January 14.

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,

<ADD NAME>


Anthony
Godlewski
SALES REPRESENTATIVE

Direct: (416) 999-3426
Office: (905) 681-5700
(877) 306-IPRO (4776)

anthony.godlewski@rogers.com
www.anthonygodlewski.realtor

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7.2 (a)(cy)

Pilon, Janet

Subject: Municipal land transfer tax

From: lisa bezemer
Sent: January 10, 2025 6:07 PM
To: <mailto:clerk@hamilton.ca>
Subject: Municipal land transfer tax

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Sincerely,
Lisa Bezemer

Pilon, Janet

Subject: Land Transfer Tax

From: Umar Altaf
Sent: January 10, 2025 5:56 PM
To: <mailto:clerk@hamilton.ca>
Subject: Land Transfer Tax

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,

Umar Altaf

Pilon, Janet

Subject: Opposition of MLTT

From: Kalie Richard
Sent: January 10, 2025 5:38 PM
To: <mailto:clerk@hamilton.ca>
Subject: Opposition of MLTT

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration. Sincerely,

Kalie Richard



Pilon, Janet

Subject: municipal land transfer tax?

From: Chris Eyles

Sent: January 10, 2025 5:37 PM

To: <mailto:clerk@hamilton.ca>

Subject: municipal land transfer tax?

hello. ive just been told hamilton is considering a municipal land transfer tax? is this true? what would the reasoning be for this and how is yet another tax taking money away from people going to make things more affordable? our property taxes already go up every year. mine alone \$1200 since 2021 and i assume going up again. of this is being considered this is completely unacceptable. our tax dollars are already not spent well.

chris eyles
taxpayer

7.2 (a)(dc)

Pilon, Janet

Subject: Municipal Land Transfer Tax (MLTT)

From: rob kasowski
Sent: January 10, 2025 5:35 PM
To: <mailto:clerk@hamilton.ca>
Cc: Office of the Mayor <<mailto:Officeofthe.Mayor@hamilton.ca>>
Subject: Municipal Land Transfer Tax (MLTT)

Dear Madame Mayor and Members of Council, I am writing to express my strong opposition to the proposed implementation of a Municipal Land Transfer Tax (MLTT) in Hamilton. This tax would impose a significant additional financial burden on homebuyers, sellers, and renters in our city, further exacerbating the existing housing affordability crisis.

While I understand the need to fund essential city services, I believe that introducing a new tax during a period of already unprecedentedly high taxes is not the solution. Hamiltonians are facing rising costs across the board, from groceries and utilities to property taxes and everyday expenses. Adding another layer of taxation will only push homeownership further out of reach for many, and put additional strain on those already struggling to make ends meet.

Instead of increasing the tax burden on residents, I urge you to prioritize fiscal responsibility and explore avenues for cost savings within the existing budget. A review of the City of Hamilton's operating budgets from the past five years (2020-2024) reveals a consistent trend of annual spending increases. While some increases may be justified, it is crucial to examine whether all expenditures are absolutely necessary and aligned with the city's core priorities.

I believe that a period of austerity, focused on streamlining operations, finding efficiencies, and prioritizing essential services, is a more responsible approach than introducing a new tax that will further burden Hamiltonians.

I urge you to reject the MLTT proposal and instead commit to a thorough review of the city's spending practices. Let's work together to find sustainable solutions that prioritize the financial well-being of our residents and promote a more affordable Hamilton for all.

Sincerely,
Rob Kasowski
Ward 11 resident

Pilon, Janet

Subject: MLTT

From: Kevin
Sent: January 14, 2025 2:49 PM
To: clerk@hamilton.ca
Subject: MLTT

External Email: Use caution with links and attachments

Dear Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it.

I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Kevin Ras

Pilon, Janet

Subject: Stop a Double Tax in Hamilton

From: Tyler Russell
Sent: January 10, 2025 4:55 PM
To: <mailto:clerk@hamilton.ca>
Subject: Stop a Double Tax in Hamilton

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Sincerely,

Tyler Russell

7.2 (a)(df)

Pilon, Janet

Subject: Municipal Land Transfer Tax

From: Kim Osborne
Sent: January 10, 2025 5:35 PM
To: <mailto:clerk@hamilton.ca>
Subject: Municipal Land Transfer Tax

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT).

Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it.

I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,

Kim Osborne

Pilon, Janet

Subject: MLTT

From: mrs Claus

Sent: January 10, 2025 5:26 PM

To: Spadafora, Mike <mailto:Mike.Spadafora@hamilton.ca>; mailto:clerk@hamilton.ca

Subject: MLTT

Dear councilor Spadafora

Please vote NO to the MLTT.

Why is the MLTT a bad policy?

1. Increased Upfront Cost for Buyers

An MLTT is an additional tax levied on top of the provincial Land Transfer Tax (LTT) when purchasing a property. This means buyers would face double the land transfer taxes.

2. Impact on Affordability

While first-time homebuyers may be eligible for a rebate for both the MLTT and LTT (up to \$4,475 for each, or \$8,950 in total), the rebate only covers a fraction of the tax. Potential homebuyers may be forced to sit on the sidelines or consider relocating to a neighbouring municipality that doesn't have a second land transfer tax.

3. Impact on Property Values

A second land transfer tax could impact property values by making homes harder to sell with fewer buyers in the market. Sellers may also think twice about listing their home and moving due to high transaction costs associated with the tax.

4. Indirect Effects on Rental Affordability An MLTT leads to higher purchasing costs for landlords to acquire rental properties, which may be passed on to tenants through higher rents. It also may dissuade investors from purchasing properties for rental purposes.

5. Economic Impact

A second land transfer tax would hurt the economy and negatively impact the real estate market and related industries, like construction and retail.

Best regards

Jessica claus

7.2 (a)(dh)

Pilon, Janet

From: laurie knudsen
Sent: January 10, 2025 4:55 PM
To: clerk@hamilton.ca
Subject:

Dear Madame Mayor and Members of Council, I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,

Laurie Knudsen

Pilon, Janet

Subject: MLTT

From: Brittany Arsenault
Sent: January 10, 2025 3:12 PM
To: <mailto:clerk@hamilton.ca>
Subject: MLTT

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Brittany Arsenault

7.2 (a)(dj)

Pilon, Janet

Subject: MLTT

From: James Ali
Sent: January 10, 2025 3:13 PM
To: <mailto:clerk@hamilton.ca>
Subject: MLTT

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration. Sincerely,

Jim Ali
Proud homeowner and Hamilton Resident

7.2 (a)(dk)

Pilon, Janet

Subject: Land Transfer Tax

From: Olivia Rapson
Sent: January 10, 2025 3:11 PM
To: <mailto:clerk@hamilton.ca>
Subject: Land Transfer Tax

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,

Olivia Rapson

Pilon, Janet

Subject: Regarding MLTT!!

From: Katerina Wagner
Sent: January 10, 2025 4:07 PM
To: <mailto:clerk@hamilton.ca>
Subject: Regarding MLTT!!

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Best regards,

Katerina Wagner

7.2 (a)(dm)

Pilon, Janet

Subject: NO to double Land Transfer Tax for Hamilton!!!

From: Colleen Joseph
Sent: January 10, 2025 4:04 PM
To: <mailto:clerk@hamilton.ca>
Subject: NO to double Land Transfer Tax for Hamilton!!!

Dear Counsel,

I'm against doubled ending land transfer tax!! We are going to loss our talent who are already heading south of the boarder. Our kids included, and honestly maybe even ourselves!

As an example, on a \$750,000 home, a buyer would have to pay:

Provincial LTT: \$11,475

Municipal LTT: \$11,475

= \$22,950 in Total Land Transfer Taxes at time of closing.

1. Increased Upfront Cost for Buyers

An MLTT is an additional tax levied on top of the provincial Land Transfer Tax (LTT) when purchasing a property. This means buyers would face double the land transfer taxes.

2. Impact on Affordability

While first-time homebuyers may be eligible for a rebate for both the MLTT and LTT (up to \$4,475 for each, or \$8,950 in total), the rebate only covers a fraction of the tax. Potential homebuyers may be forced to sit on the sidelines or consider relocating to a neighbouring municipality that doesn't have a second land transfer tax.

3. Impact on Property Values

A second land transfer tax could impact property values by making homes harder to sell with fewer buyers in the market. Sellers may also think twice about listing their home and moving due to high transaction costs associated with the tax.

4. Indirect Effects on Rental Affordability

An MLTT leads to higher purchasing costs for landlords to acquire rental properties, which may be passed on to tenants through higher rents. It also may dissuade investors from purchasing properties for rental purposes.

5. Economic Impact

A second land transfer tax would hurt the economy and negatively impact the real estate market and related industries, like construction and retail.

Please don't strain an already strained people, we are fed up.

Regards,
Mrs. Joseph
Hamilton resident since 2009

Pilon, Janet

Subject: MLTT

From: Rajeev C
Sent: January 10, 2025 3:58 PM
To: <mailto:clerk@hamilton.ca>
Subject: MLTT

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,

Rajeev Cherian

7.2 (a)(do)

Pilon, Janet

Subject: NO to Municipal Land Transfer Tax

From: Alaina Evans
Sent: January 10, 2025 3:56 PM
To: <mailto:clerk@hamilton.ca>
Subject: NO to Municipal Land Transfer Tax

Dear Madame Mayor and Members of Council, I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,
Alaina Evans

7.2 (a)(dp)

Pilon, Janet

Subject: Proposed MLTT

From: Cheryl Ledamun
Sent: January 10, 2025 3:54 PM
To: <mailto:clerk@hamilton.ca>
Subject: Proposed MLTT

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters.

At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,

Cheryl Ledamun

Pilon, Janet

Subject: MLTT

From:

Sent: January 10, 2025 3:48 PM

To: <mailto:clerk@hamilton.ca>

Subject: MLTT

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Sincerely,

Gary Herron

Pilon, Janet

Subject: NO! To Municipal Land Transfer Tax (MLTT)

From: priscilla ankamah
Sent: January 10, 2025 3:43 PM
To: <mailto:clerk@hamilton.ca>
Subject: NO! To Municipal Land Transfer Tax (MLTT)

Dear Madame Mayor and Members of Council, I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely

Priscilla Ankamah

Pilon, Janet

Subject: Opposition to Municipal Land Transfer Tax

From: Alok Chadha
Sent: January 10, 2025 3:41 PM
To: <mailto:clerk@hamilton.ca>
Subject: Opposition to Municipal Land Transfer Tax

Dear Madame Mayor and Members of Council,

I am writing to voice my strong opposition to the consideration of a Municipal Land Transfer Tax (MLTT). Introducing such a tax would only further diminish housing affordability for Hamiltonians, adding an additional financial burden on homebuyers, sellers, and renters alike.

With many residents already struggling to cope with the high cost of living, implementing this tax would worsen the housing crisis rather than provide meaningful solutions. I urge you to explore alternative strategies that prioritize affordability without placing further strain on families already facing financial hardships.

Thank you for your attention to this important matter.

Sincerely,
Alok Chadha

7.2 (a)(dt)

Pilon, Janet

Subject: Municipal Land Transfer Tax (MLTT)

From: Justin Podmoroff
Sent: January 10, 2025 3:41 PM
To: <mailto:clerk@hamilton.ca>
Subject: Municipal Land Transfer Tax (MLTT)

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a. Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,

Justin Podmoroff

7.2 (a)(du)

Pilon, Janet

Subject: Municipal Land Transfer Tax

From: Chrissy Walker
Sent: January 10, 2025 3:35 PM
To: <mailto:clerk@hamilton.ca>
Subject: Municipal Land Transfer Tax

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Sincerely,

Chrissy Walker

Pilon, Janet

Subject: Municipal Land Transfer Tax

From: Daniela Bordac
Sent: January 10, 2025 3:32 PM
To: clerk@hamilton.ca
Subject: Municipal Land Transfer Tax

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Sincerely,

Daniela Bordac

7.2 (a)(dw)

Pilon, Janet

Subject: No municipal land transfer tax!

From: Lisa Sandhar

Sent: January 10, 2025 3:31 PM

To: clerk@hamilton.ca

Subject: No municipal land transfer tax!

7.2 (a)(dx)

Pilon, Janet

Subject: Written submission regarding tax increases and priorities.

From: Shawn Addison

Sent: January 14, 2025 1:20 PM

To: <mailto:clerk@hamilton.ca>; Spadafora, Mike <<mailto:Mike.Spadafora@hamilton.ca>>

Subject: Written submission regarding tax increases and priorities.

As a life time resident of the city of hamilton I have come to realize we have fairly high tax rate compared to other cities near by. And I'm starting to really wonder and want to understand how this money is spent!

I would like to hear and see a more practical and common sense approach to how our tax dollars are spent and prioritized.

As an example,

Bike lanes were value add but the newer and excessive bike infrastructure is over the top, costly, serving a small portion of our society and for only a portion of the calendar year. To me this decision wastes enormous amount of capital now and also opex down the road. Lights maintenance concrete barriers etc. Not to mention Snow removal challenges etc.

We have crumbling roads, traffic, water infrastructure, escarpment work, an incredible homelessness, crime, drug and mental health problem that I feel has large impacts on the people, greater society and local business downtown...and now even on mountain. These topics to me need higher priority and would have a bigger impact on the society and culture of Hamilton.

Just recently and a block from my elementary school I had to shoo away some Crack addicts using in plain site. No fear of repercussions. This needs corrected not normalized!

Please, be practical please have common sense. Please spend our money where it affects the largest population and other areas of our culture and society.

Regards

S

Pilon, Janet

Subject: Municipal Land Transfer Tax (MLTT)

From: Parteek Purba
Sent: January 10, 2025 3:30 PM
To: <mailto:clerk@hamilton.ca>
Subject: Municipal Land Transfer Tax (MLTT)

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Best,
Parteek Purba

Pilon, Janet

Subject: Vote No-Hamilton Municipal Land Transfer Tax

From: Diana Faria
Sent: January 10, 2025 3:30 PM
To: <mailto:clerk@hamilton.ca>
Subject: Vote No-Hamilton Municipal Land Transfer Tax

Hi there,

I'm not sure if my e-mail will account for anything, but for what its worth, I urge you to please vote against the proposed Hamilton Municipal Land Transfer Tax.

I've been working in real estate (not as a realtor) since 2014 and see first-hand how the market ebbs and flows and despite the high interest rates, prices are still extremely high. Although we both have full-time jobs, my husband and I found it hard to break into the market and I can only imagine how much harder it is now for those just starting on their real estate journey. We moved from Scarborough to Stoney Creek in 2023 where thankfully we were not hit with a MLTT. People are being pushed away from Toronto due to its unaffordability - why tax them further when they are looking for something more affordable?

We've been hit with carbon taxes, utilities always increase and our property taxes rise every year. If the city needs something further to tax, do it on the things that are considered non-essentials like tobacco, alcohol, and marijuana sales. Not a roof over your head, which is a necessity. Or, the best option here: do internal audits/reviews and figure out where the city can save instead of taxing the public further.

This is just the opinion of your average working homeowner in Ward 10, but hopefully it gives you an idea of the struggles we are facing. Thank you for your time.

Diana Faria Tragianis

7.2 (a)(ea)

Pilon, Janet

Subject: Against implementing a Municipal Land Transfer Tax (MLTT) - Punishing future homeowners

From: Jonathan Hutton

Sent: January 10, 2025 3:26 PM

To: <mailto:clerk@hamilton.ca>

Subject: Against implementing a Municipal Land Transfer Tax (MLTT) - Punishing future homeowners

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,

Jonathan Hutton

7.2 (a)(eb)

Pilon, Janet

Subject: Hamilton Proposed Municipal Land Transfer Tax

From: Adam Landucci
Sent: January 10, 2025 3:27 PM
To: <mailto:clerk@hamilton.ca>
Subject: Hamilton Proposed Municipal Land Transfer Tax

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,

Adam Landucci

7.2 (a)(ec)

Pilon, Janet

Subject: NO to MLTT

From: Julie Sergi
Sent: January 10, 2025 3:27 PM
To: <mailto:clerk@hamilton.ca>
Subject: NO to MLTT

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,

Julie Sergi, M.A.

Pilon, Janet

Subject: Municipal Land Transfer Tax

From: Michelle Dingwall
Sent: January 10, 2025 3:23 PM
To: <mailto:clerk@hamilton.ca>
Subject: Municipal Land Transfer Tax

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Sincerely,

Michelle Dingwall

7.2 (a)(ee)

Pilon, Janet

Subject: MLTT

From: Marnie Crompton
Sent: January 10, 2025 3:22 PM
To: <mailto:clerk@hamilton.ca>
Subject: MLTT

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. At this time in the world we are currently living in, this is absolutely reckless to even think about this. I am ashamed and to think this is all you can come up with. Please look into other ways! People can barely survive as it is!

M. Crompton

Marnie Crompton

Pilon, Janet

Subject: Homes not hurdles

From: Samantha Lefebvre
Sent: January 10, 2025 3:22 PM
To: <mailto:clerk@hamilton.ca>
Subject: Homes not hurdles

Dear Madame Mayor and Members of Council, I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Sincerely,

Samantha Lefebvre

7.2 (a)(eg)

Pilon, Janet

Subject: MLTT

From: Brian Martinson

Sent: January 13, 2025 11:01 AM

To: <mailto:clerk@hamilton.ca>; Spadafora, Mike <<mailto:Mike.Spadafora@hamilton.ca>>

Subject: MLTT

Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Brian Martinson

7.2 (a)(eh)

Pilon, Janet

Subject: Municipal Land Transfer Tax (MLTT)

From: Selma Brisebois
Sent: January 10, 2025 3:19 PM
To: <mailto:clerk@hamilton.ca>
Subject: Municipal Land Transfer Tax (MLTT)

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.
Sincerely,
Selma Brisebois

7.2 (a)(ei)

Pilon, Janet

Subject: Municipal Land Transfer Tax

From: Jeannie Crawford
Sent: January 10, 2025 4:33 PM
To: <mailto:clerk@hamilton.ca>
Subject: Municipal Land Transfer Tax

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Sincerely,

Jeannie Crawford

Pilon, Janet

Subject: Hamilton Double Tax

From: Kimberly Hall
Sent: January 10, 2025 3:17 PM
To: <mailto:clerk@hamilton.ca>
Subject: Hamilton Double Tax

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Cheers,

Kimberly Hall

7.2 (a)(ek)

Pilon, Janet

Subject: MLTT

From: Kirby Reschny
Sent: January 13, 2025 1:13 PM
To: <mailto:clerk@hamilton.ca>
Subject: MLTT

Dear Madame Mayor and Members of Council, I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Sincerely,

Kirby Reschny

Pilon, Janet

Subject: No MLTT in Hamilton

From: Fredene Plouffe
Sent: January 10, 2025 4:29 PM
To: <mailto:clerk@hamilton.ca>
Subject: No MLTT in Hamilton

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters.

At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,
Fredene Plouffe

7.2 (a)(em)

Pilon, Janet

Subject: LTT

From: Krista Hann
Sent: January 10, 2025 4:24 PM
To: <mailto:clerk@hamilton.ca>
Subject: LTT

Dear Madame Mayor and Members of Council, I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it.

I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Krista Hann

7.2 (a)(en)

Pilon, Janet

Subject: NO to Municipal Land Transfer Tax

From: Justine Woolcott
Sent: January 10, 2025 4:13 PM
To: <mailto:clerk@hamilton.ca>
Subject: NO to Municipal Land Transfer Tax

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT).

Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters.

At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it.

I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,
Justine Woolcott

7.2 (a)(eo)

Pilon, Janet

Subject: MLTT

Importance: High

From: stacey massey-birett
Sent: January 10, 2025 4:11 PM
To: <mailto:clerk@hamilton.ca>
Subject: Re MLTT
Importance: High

Dear Madame, Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT).

Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters.

At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it.

I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,
Stacey Birett
Waterdown

7.2 (a)(ep)

Pilon, Janet

Subject: Municipal Land Transfer Tax

From: Nardine Shehadeh
Sent: January 10, 2025 3:15 PM
To: clerk@hamilton.ca
Subject: Municipal Land Transfer Tax

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,
Nardine Shehadeh

7.2 (a)(eq)

Pilon, Janet

Subject: MLTT

From: Brad MaGarrey
Sent: January 13, 2025 1:13 PM
To: <mailto:clerk@hamilton.ca>
Cc: <mailto:>; Ward 4 <<mailto:ward4@hamilton.ca>>
Subject: MLTT

Dear Council,

I am writing to express my strong opposition to the proposed implementation of a Municipal Land Transfer Tax (MLTT) in our city. While I understand the need for sustainable revenue sources to support municipal initiatives, I urge you to reconsider this measure due to its significant negative impact on potential homebuyers, the housing market, and the broader economy.

1. Increased Upfront Costs for Buyers

An MLTT would impose an additional tax on home purchases, compounding the burden already placed on buyers by the provincial Land Transfer Tax (LTT). For many prospective homeowners, this duplication of taxation creates an insurmountable financial barrier. The upfront costs associated with purchasing a home, including down payments, legal fees, and other transactional expenses, are already high. Adding a second land transfer tax would deter many buyers, particularly those with limited savings, from entering the housing market.

2. Detrimental Impact on Housing Affordability While first-time homebuyers may qualify for rebates of up to \$4,000 for both the MLTT and LTT (or \$8,000 in total), this rebate falls short of covering the tax burden. In a market already grappling with affordability challenges, the additional costs could push potential buyers out of the market entirely. Furthermore, this policy might incentivize buyers to look for homes in neighboring municipalities without an MLTT, ultimately reducing housing demand and eroding our city's competitive edge in attracting new residents. See increased demand in Hamilton in the previous years as an example - buyers more outwards once a city becomes too expensive (ie Toronto buyers flooding to Hamilton)

3. Negative Effect on Property Values

By increasing transaction costs, the MLTT would likely reduce the pool of active buyers, making it harder for sellers to find purchasers. Lower demand for homes could result in a decline in property values, impacting homeowners' equity and overall financial security. Moreover, potential sellers may delay or forgo listing their homes, leading to decreased inventory and stagnation in the housing market.

4. Indirect Effects on Rental Affordability

The MLTT would also have repercussions for the rental market. Higher acquisition costs for rental property investors would likely be passed on to tenants in the form of increased rents. In addition, the tax could discourage new investments in rental properties, exacerbating the already critical shortage of affordable rental housing in our city.

5. Broader Economic Consequences

The introduction of a second land transfer tax would not only disrupt the housing market but also negatively impact industries that depend on real estate activity, such as construction, renovation, and retail. The real estate sector is a significant driver of local economic growth, and a slowdown in this sector could have ripple effects throughout the economy. According to a 2023 study by the Canadian Real Estate Association, every home sale generates approximately \$68,000 in spin-off spending within the local economy. An MLTT could dampen these economic benefits, slowing job creation and reducing municipal revenue from other sources.

Real estate makes up more than 20% of GDP in this country. It's our #1 wealth builder. One way family's do that is purchasing a starter home with their hard earned and heavily taxed dollars. Then they save their money and look to upsize a few years down the road. I have personally had clients

move to 2-3 different upgraded homes over the course of their life. The government makes money on land transfer each time. With your proposed tax, I can guarantee you that they will think twice about purchasing that next home. Policy Alternatives Instead of implementing an MLTT, I encourage the city to explore alternative revenue-generation strategies that do not disproportionately burden homebuyers or destabilize the housing market. Examples include:

- Implementing efficiency measures to optimize existing budget allocations.
- Exploring development charges or levies targeted at new construction to fund specific municipal needs.
- Introducing targeted property tax reforms that equitably distribute the tax burden without penalizing buyers and sellers.

In conclusion, an MLTT would exacerbate existing affordability challenges, harm the real estate market, and undermine economic growth in our municipality. I respectfully urge you to consider the long-term implications of this policy and seek alternative solutions that promote housing accessibility and economic resilience.

Thank you for your attention to this matter. I would be happy to provide further insights or participate in discussions to explore viable alternatives to the MLTT.

Sincerely,

Brad MaGarrey
Ward 4

7.2 (a)(er)

Pilon, Janet

Subject: Transfer Tax

From: Ian Birnie
Sent: January 13, 2025 1:22 PM
To: clerk@hamilton.ca
Subject: Transfer Tax

I believe your Council needs to reevaluate the transfer tax. People buying under \$1million will be primarily first time home buyers. Why burden them with a further tax. Why not just the tax on homes sold at \$1.2m?

Regards
Ian

7.2 (a)(es)

Pilon, Janet

Subject: Vote Against the MLTT!

From: Monika Panz-Gabris
Sent: January 13, 2025 1:24 PM
To: <mailto:clerk@hamilton.ca>
Subject: Vote Against the MLTT!

Dear Madame Mayor and Members of Council, I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Sincerely,

Monika Panz

7.2 (a)(et)

Pilon, Janet

Subject: MLTT Concerns

From: Trista Mellows
Sent: January 13, 2025 1:46 PM
To: <mailto:clerk@hamilton.ca>
Subject: MLTT Concerns

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,
Trista and Billy Pozeg

7.2 (a)(eu)

Pilon, Janet

Subject: Municipal Land Transfer Tax

From: Kimberley Leone
Sent: January 13, 2025 1:51 PM
To: <mailto:clerk@hamilton.ca>
Subject: Municipal Land Transfer Tax

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration. Sincerely,

Kimberley Leone

7.2 (a)(ev)

Pilon, Janet

Subject: Municipal Land Transfer Tax

From: Laurie Faber
Sent: January 13, 2025 1:51 PM
To: <mailto:clerk@hamilton.ca>
Subject: Municipal Land Transfer Tax

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,

Laurie Faber

7.2 (a)(ew)

Pilon, Janet

Subject: Municipal Land Transfer Tax

From: Kellen Miseferi
Sent: January 13, 2025 1:53 PM
To: <mailto:clerk@hamilton.ca>
Subject: Municipal Land Transfer Tax

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it.

As you know, Toronto has implemented a similar tax and there is calls among residents to get rid of this tax to lessen the burden on homeowners. Please also consider that property taxes in Toronto are FAR less that those in Hamilton. Creating this “double whammy” of MLTT and relatively high property taxes will severely impact housing affordability in the city and will undoubtedly discourage current and would-be Hamiltonians from choosing to buy property in our beautiful city.

I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Respectfully,

Kellen Miseferi

7.2 (a)(ex)

Pilon, Janet

Subject: NO' to a Municipal Land Transfer Tax in Hamilton

From: erin pitt
Sent: January 13, 2025 2:22 PM
To: <mailto:clerk@hamilton.ca>
Subject: NO' to a Municipal Land Transfer Tax in Hamilton

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,
Erin Pitt

7.2 (a)(ey)

Pilon, Janet

Subject: STOP the double LAND TRANSFER tax in Hamilton

From:

Sent: January 13, 2025 2:21 PM

To: <mailto:clerk@hamilton.ca>

Cc: <mailto:filomena.tassi@parl.gc.ca>

Subject: STOP the double LAND TRANSFER tax in Hamilton

How is this helping new home buyers - this is contradicting the notion of trying to make homes affordable.

Hamilton already pays more property taxes than any other city with nothing to show for it.

There are many redundancies in the City of Hamilton – with 3 or 4 people doing the job that one person can do. Improve efficiencies within the City of Hamilton first – do a major clean up internally – that will materially reduce costs vs. adding more taxes that won't make any difference except add bureaucracy where it is not needed.

Kind Regards,

Tina (Christine) Bellavia

7.2 (a)(ez)

Pilon, Janet

Subject: Municipal Land Transfer Tax outlined in report FCS24022

From: Niussha Ghazban

Sent: January 13, 2025 2:09 PM

To: <mailto:clerk@hamilton.ca>

Subject: Municipal Land Transfer Tax outlined in report FCS24022

Dear Councilor,

I am writing to you as a resident of your ward to share my opposition to the consideration of a Municipal Land Transfer Tax outlined in report FCS24022(a) going before the General Issues Committee on January 15. A municipal land transfer tax is an unfair tax on hopeful homebuyers. It isn't only a burden on first-time buyers but also on those hoping to purchase homes that are appropriate for growing families. The financial costs of purchasing a home are already extraordinarily difficult to save for. Implementing a municipal land transfer tax will mean residents must delay the dream of homeownership even longer. I am urging you to not support any exploration of a municipal tax and shut it down before it can go any further. Enough is enough. We cannot afford another unfair tax that will only make housing less affordable. Thank you for your consideration and your ongoing service to our community.

Sincerely,

Niussha Ghazban, R.P., Ph.D.

7.2 (a)(fa)

Pilon, Janet

Subject: Strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT)

From: Janet Fahmi

Sent: January 13, 2025 2:07 PM

To: <mailto:clerk@hamilton.ca>

Subject: Strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT)

Dear Madame Mayor and Members of Council, I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration. Sincerely Janet Fahmi

7.2 (a)(fb)

Pilon, Janet

Subject: New Tax in Hamilton

From: Annette Myers
Sent: January 13, 2025 2:05 PM
To: <mailto:clerk@hamilton.ca>
Subject: New Tax in Hamilton

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Sincerely,

--

Annette G. Myers

7.2 (a)(fc)

Pilon, Janet

Subject: Land Transfer Tax

From: Harry Mand
Sent: January 13, 2025 2:02 PM
To: <mailto:clerk@hamilton.ca>
Subject: Land Transfer Tax

Dear Sir/madam,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,
Harry Singh

7.2 (a)(fd)

Pilon, Janet

Subject: MLTT

From: Justin Little
Sent: January 13, 2025 2:24 PM
To: <mailto:clerk@hamilton.ca>
Subject: MLTT

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration. Sincerely, Justin Little B.A.

7.2 (a)(fe)

Pilon, Janet

Subject: Land Transfer Tax

From: BOB HOMMERSEN
Sent: January 13, 2025 2:46 PM
To: <mailto:clerk@hamilton.ca>
Subject: Land Transfer Tax

I understand City Council is considering an increase in Land Transfer Tax.

While I understand our councilors have great difficulty maintaining a budget,

increasing Land Transfer in this way will further kill the housing market that has been

so slow since COVID! Rental rates are through the roof, first time buyers are struggling just to save a down payment, and now you want to do this.

I would kindly ask that you reconsider. We are taxed beyond reason to begin with!

--

Regards, Bob Hommersen

7.2 (a)(ff)

Pilon, Janet

Subject: Land transfer tax

From: K&L Olds
Sent: January 13, 2025 2:38 PM
To: <mailto:clerk@hamilton.ca>
Subject: Re: Land transfer tax

Dear Madame Mayor and Members of Council, I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely
Linda Olds

7.2 (a)(fg)

Pilon, Janet

Subject: No to MTLL

From: Andy Krbavac
Sent: January 13, 2025 2:48 PM
To: clerk@hamilton.ca; Ward 11 <ward11@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>
Cc: Andy Krbavac
Subject: No to MTLL

Hello Mark Tadeson,

As a resident of Glanbrook of 50+ years I'm opposed to implementing a municipal land transfer tax. (A double tax) Mark as my representative, Please vote against this taxation.

Why is the MLTT a bad policy?

- Increased Upfront Cost for Buyers

An MLTT is an additional tax levied on top of the provincial Land Transfer Tax (LTT) when purchasing a property. This means buyers would face double the land transfer taxes.

- Impact on Affordability

While first-time homebuyers may be eligible for a rebate for both the MLTT and LTT (up to \$4,475 for each, or \$8,950 in total), the rebate only covers a fraction of the tax. Potential homebuyers may be forced to sit on the sidelines or consider relocating to a neighbouring municipality that doesn't have a second land transfer tax.

- Impact on Property Values

A second land transfer tax could impact property values by making homes harder to sell with fewer buyers in the market. Sellers may also think twice about listing their home and moving due to high transaction costs associated with the tax.

****I also have an outstanding issue with an illegal business across from my house. The city has moved extremely slow on this issue.****

- Indirect Effects on Rental Affordability

An MLTT leads to higher purchasing costs for landlords to acquire rental properties, which may be passed on to tenants through higher rents. It also may dissuade investors from purchasing properties for rental purposes.

- Economic Impact

A second land transfer tax would hurt the economy and negatively impact the real estate market and related industries, like construction and retail.

Thank you in advance in voting against MLTT, Andy Krbavac

7.2 (a)(fh)

Pilon, Janet

Subject: Municipal Land Transfer Tax (MLTT).

From: Kai Debnath

Sent: January 13, 2025 2:49 PM

To: <mailto:clerk@hamilton.ca>; Pauls, Esther <<mailto:Esther.Pauls@hamilton.ca>>

Subject: Municipal Land Transfer Tax (MLTT).

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Regards,

Dipon Debnath

7.2 (a)(fi)

Pilon, Janet

Subject: Municipal Land Transfer Tax

From: Annabelle Hannis
Sent: January 13, 2025 3:00 PM
To: <mailto:clerk@hamilton.ca>
Subject: Municipal Land Transfer Tax

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters.

At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it.

I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Sincerely,
Annabelle Hannis

7.2 (a)(fj)

Pilon, Janet

Subject: Municipal Land Transfer Tax

From: Luke Deboer
Sent: January 13, 2025 3:03 PM
To: <mailto:clerk@hamilton.ca>
Subject: Municipal Land Transfer Tax

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Regards,

Luke Deboer

7.2 (a)(fk)

Pilon, Janet

From: Carol Di Stefano
Sent: January 13, 2025 3:06 PM
To: <mailto:clerk@hamilton.ca>
Subject:

Send this template to <mailto:clerk@hamilton.ca> before Noon on Tuesday, January 14. Dear Madame Mayor and Members of Council, I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration. Sincerely

Carol Di Stefano

7.2 (a)(fl)

Pilon, Janet

Subject: MUNICIPAL LAND TRANSFER TAX

From: Carol Di Stefano
Sent: January 13, 2025 3:10 PM
To: <mailto:clerk@hamilton.ca>
Subject: MUNICIPAL LAND TRANSFER TAX

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Sincerely,

--

Angelo Di Stefano

7.2 (a)(fm)

Pilon, Janet

Subject: Dear Madame Mayor and Members of Council,

From: Valerie Dalgetty

Sent: January 13, 2025 3:13 PM

To: clerk@hamilton.ca

Subject: Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,

Gerald and Valerie Righton

7.2 (a)(fn)

Pilon, Janet

Subject: MLTT

From: Peter Giannou
Sent: January 13, 2025 3:24 PM
To: <mailto:clerk@hamilton.ca>
Subject: MLTT

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Peter

7.2 (a)(fo)

Pilon, Janet

Subject: Municipal Land Transfer Tax

From: Negar Hosseini
Sent: January 13, 2025 3:33 PM
To: <mailto:clerk@hamilton.ca>
Subject: Municipal Land Transfer Tax

Dear Councilor,

I am writing to you as a resident of your ward to share my opposition to the consideration of a Municipal Land Transfer Tax outlined in report FCS24022(a) going before the General Issues Committee on January 15. A municipal land transfer tax is an unfair tax on hopeful homebuyers. It isn't only a burden on first-time buyers but also on those hoping to purchase homes that are appropriate for growing families. The financial costs of purchasing a home are already extraordinarily difficult to save for. Implementing a municipal land transfer tax will mean residents must delay the dream of homeownership even longer. I am urging you to not support any exploration of a municipal tax and shut it down before it can go any further. Enough is enough. We cannot afford another unfair tax that will only make housing less affordable. Thank you for your consideration and your ongoing service to our community.

Sincerely,

Negar Hosseini

7.2 (a)(fp)

Pilon, Janet

Subject: MLTT

From: Margaret Yong Ping
Sent: January 13, 2025 4:01 PM
To: <mailto:clerk@hamilton.ca>
Subject: MLTT

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it.

I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,

Margaret Yong Ping

7.2 (a)(fq)

Pilon, Janet

Subject: Petition to say No to implementing Municipal Land Transfer Tax (MLTT)

From: Thanu Vinay

Sent: January 13, 2025 4:03 PM

To: <mailto:clerk@hamilton.ca>

Subject: Petition to say No to implementing Municipal Land Transfer Tax (MLTT)

Dear Madame Mayor and Members of Council, I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration. Sincerely, Thanu

7.2 (a)(fr)

Pilon, Janet

Subject: MLTT

From: Melanie Cunningham
Sent: January 13, 2025 4:03 PM
To: <mailto:clerk@hamilton.ca>
Subject: MLTT

Dear Madame Mayor and Members of Council, I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration. Sincerely,

Melanie Cunningham

7.2 (a)(fs)

Pilon, Janet

Subject: Municipal Land Transfer Tax

From: Rachel Bellavia
Sent: January 13, 2025 4:05 PM
To: <mailto:clerk@hamilton.ca>
Subject: Municipal Land Transfer Tax

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration. Sincerely,

Rachel Bellavia

7.2 (a)(ft)

Pilon, Janet

Subject: MLTT

From: Zac Willms
Sent: January 13, 2025 4:05 PM
To: <mailto:clerk@hamilton.ca>
Subject: MLTT

Dear Councilor,

I am writing to you as a resident of your ward to share my opposition to the consideration of a Municipal Land Transfer Tax outlined in report FCS24022(a) going before the General Issues Committee on January 15. A municipal land transfer tax is an unfair tax on hopeful homebuyers. It isn't only a burden on first-time buyers but also on those hoping to purchase homes that are appropriate for growing families. The financial costs of purchasing a home are already extraordinarily difficult to save for. Implementing a municipal land transfer tax will mean residents must delay the dream of homeownership even longer. I am urging you to not support any exploration of a municipal tax and shut it down before it can go any further. Enough is enough. We cannot afford another unfair tax that will only make housing less affordable. Thank you for your consideration and your ongoing service to our community.

Sincerely,

Zac Willms

7.2 (a)(fu)

Pilon, Janet

Subject: Opposition to MLTT

From: Archana pimpale
Sent: January 13, 2025 4:05 PM
To: <mailto:clerk@hamilton.ca>
Subject: Opposition to MLTT

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Sincerely,

Archana Pimpale

7.2 (a)(fv)

Pilon, Janet

Subject: NO to a Municipal Land Transfer Tax in Hamilton

From: Danielle Araiche
Sent: January 14, 2025 9:59 AM
To: <mailto:clerk@hamilton.ca>
Subject: NO to a Municipal Land Transfer Tax in Hamilton

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,
Danielle Araiche

7.2 (a)(fw)

Pilon, Janet

Subject: Municipal Land Transfer Tax

From: Deanna Brennan
Sent: January 14, 2025 9:41 AM
To: <mailto:clerk@hamilton.ca>
Subject: Municipal Land Transfer Tax

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.
Sincerely, Deanna

7.2 (a)(fx)

Pilon, Janet

Subject: Municipal Land Transfer Tax (MLTT)

From: Chris Pennycook
Sent: January 14, 2025 9:42 AM
To: <mailto:clerk@hamilton.ca>
Subject: Municipal Land Transfer Tax (MLTT)

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Chris Pennycook

7.2 (a)(fy)

Pilon, Janet

Subject: NO to MLTT

From: Alyssa Walker <
Sent: January 14, 2025 9:15 AM
To: <mailto:clerk@hamilton.ca>
Subject: NO to MLTT

Dear Councillor,

I hope this message finds you well. As a concerned resident of Hamilton, I am writing to express my strong opposition to the proposed second municipal land transfer tax.

Hamilton is already grappling with a significant homelessness crisis and housing affordability challenges. Adding an additional financial burden to property transactions will only exacerbate these issues, making it harder for individuals and families to secure stable housing. This measure disproportionately impacts first-time homebuyers, young families, and those already struggling to keep up with the rising cost of living in our community.

Our city needs solutions that support accessibility, affordability, and equity—not policies that create further barriers. Hamiltonians deserve a break, not another tax that could hinder economic mobility and worsen the housing crisis. Implementing this tax would be a step in the wrong direction and could lead to further erosion of trust in local governance.

I urge you to consider the long-term implications of this proposal and focus on alternative measures to address budgetary concerns without placing additional strain on our residents. Investments in affordable housing, community support programs, and thoughtful economic development would be far more beneficial to the future of Hamilton.

Thank you for your time and consideration. I trust you will make a decision that reflects the best interests of your constituents and the well-being of our city.

Warmest Regards,
Alyssa Walker

7.2 (a)(fz)

Pilon, Janet

Subject: Say NO to double tax!

From: Glenn MacLaren
Sent: January 14, 2025 9:50 AM
To: <mailto:clerk@hamilton.ca>
Subject: Say NO to double tax!

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration. Sincerely,

Glenn MacLaren

7.2 (a)(ga)

Send this template to clerk@hamilton.ca before Noon on Tuesday, January 14.

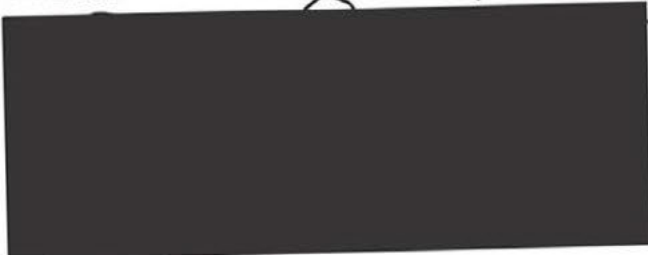
Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,

~~ADD NAMES~~ Douglas Hazlett



7.2 (a)(gb)

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]

Sent: January 14, 2025 7:23 AM

To: clerk@hamilton.ca

Subject:

[REDACTED]

Dear Madame Mayor and Members of Council,
I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.
Thank you for your time and consideration.
Sincerely,

A women that can't afford to live in hamilton already before up add more taxes to us.
Michelle Madley

7.2 (a)(gc)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW:
Date: Monday, January 13, 2025 8:44:56 PM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services
City of Hamilton
magda.green@hamilton.ca

City Hall is located on the ancestral territory of the Haudenosaunee Confederacy, the Anishinaabe and many other Indigenous peoples. It is also covered by the Dish with One Spoon Wampum agreement, which asks that all sharing this territory do so respectfully and sustainably in community.

-----Original Message-----

From: Joey Crouse [REDACTED]
Sent: January 13, 2025 5:28 PM
To: clerk@hamilton.ca
Subject:

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council, I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.
Thank you for your time and consideration.

Joey
Sent from my iPhone

7.2 (a)(gd)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW:
Date: Monday, January 13, 2025 4:14:46 PM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

City Hall is located on the ancestral territory of the Haudenosaunee Confederacy, the Anishinaabe and many other Indigenous peoples. It is also covered by the Dish with One Spoon Wampum agreement, which asks that all sharing this territory do so respectfully and sustainably in community.

From: Amir Homes Realty Inc [REDACTED]
Sent: January 13, 2025 4:13 PM
To: clerk@hamilton.ca
Subject:

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council, I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration. Sincerely,

Amir Ahmadi

7.2 (a)(ge)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW:
Date: Tuesday, January 14, 2025 8:31:02 AM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

City Hall is located on the ancestral territory of the Haudenosaunee Confederacy, the Anishinaabe and many other Indigenous peoples. It is also covered by the Dish with One Spoon Wampum agreement, which asks that all sharing this territory do so respectfully and sustainably in community.

From: Lori Ellis [REDACTED]
Sent: January 14, 2025 6:52 AM
To: clerk@hamilton.ca
Subject:

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council, I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration. Sincerely,
Lori Ellis

7.2 (a)(gf)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: [****POSSIBLE SPAM]Land transfer tax
Date: Monday, January 13, 2025 8:41:41 PM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

City Hall is located on the ancestral territory of the Haudenosaunee Confederacy, the Anishinaabe and many other Indigenous peoples. It is also covered by the Dish with One Spoon Wampum agreement, which asks that all sharing this territory do so respectfully and sustainably in community.

From: EILEEN PARKER [REDACTED]
Sent: January 13, 2025 7:28 PM
To: clerk@hamilton.ca
Subject: [****POSSIBLE SPAM]Land transfer tax

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,

EILEEN PARKER, REALTOR®

[REDACTED]

7.2 (a)(gg)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: [****POSSIBLE SPAM]Municipal Land Transfer Tax (MLTT)
Date: Monday, January 13, 2025 4:14:57 PM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

City Hall is located on the ancestral territory of the Haudenosaunee Confederacy, the Anishinaabe and many other Indigenous peoples. It is also covered by the Dish with One Spoon Wampum agreement, which asks that all sharing this territory do so respectfully and sustainably in community.

From: Tiffany Funke [REDACTED]
Sent: January 13, 2025 4:14 PM
To: clerk@hamilton.ca
Subject: [****POSSIBLE SPAM]Municipal Land Transfer Tax (MLTT)

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,
Tiffany Funke

[REDACTED]

7.2 (a)(gh)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: 'NO' to a Municipal Land Transfer Tax in Hamilton
Date: Tuesday, January 14, 2025 11:13:36 AM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

City Hall is located on the ancestral territory of the Haudenosaunee Confederacy, the Anishinaabe and many other Indigenous peoples. It is also covered by the Dish with One Spoon Wampum agreement, which asks that all sharing this territory do so respectfully and sustainably in community.

From: Alex Manore [REDACTED]
Sent: January 14, 2025 11:12 AM
To: clerk@hamilton.ca
Subject: 'NO' to a Municipal Land Transfer Tax in Hamilton

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council, I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Sincerely,
Alex Manore

7.2 (a)(gi)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: 'NO' to a Municipal Land Transfer Tax in Hamilton
Date: Monday, January 13, 2025 9:15:38 PM
Attachments: [Approved-Member-Client-email-to-Councilor-F.pdf](#)
[Approved-Member-Delegation.pdf](#)

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

City Hall is located on the ancestral territory of the Haudenosaunee Confederacy, the Anishinaabe and many other Indigenous peoples. It is also covered by the Dish with One Spoon Wampum agreement, which asks that all sharing this territory do so respectfully and sustainably in community.

From: Mahbuba Attayi [REDACTED]
Sent: January 13, 2025 9:01 PM
To: clerk@hamilton.ca
Subject: 'NO' to a Municipal Land Transfer Tax in Hamilton

External Email: Use caution with links and attachments

Dear Clerk,

I am saying NO to a Municipal Land Transfer tax in Hamilton!

Kind regards,

--

Mahbuba Attayi

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

7.2 (a)(gj)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: 'NO' to a Municipal Land Transfer Tax in Hamilton
Date: Tuesday, January 14, 2025 11:13:07 AM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

City Hall is located on the ancestral territory of the Haudenosaunee Confederacy, the Anishinaabe and many other Indigenous peoples. It is also covered by the Dish with One Spoon Wampum agreement, which asks that all sharing this territory do so respectfully and sustainably in community.

From: Yuriy Nesvit [REDACTED]
Sent: January 14, 2025 11:10 AM
To: clerk@hamilton.ca
Subject: 'NO' to a Municipal Land Transfer Tax in Hamilton

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Sincerely,
Yuriy Nesvit

[REDACTED]



From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Concerning Municipal Land Transfer Tax
Date: Tuesday, January 14, 2025 10:53:06 AM

Magda Green


Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

City Hall is located on the ancestral territory of the Haudenosaunee Confederacy, the Anishinaabe and many other Indigenous peoples. It is also covered by the Dish with One Spoon Wampum agreement, which asks that all sharing this territory do so respectfully and sustainably in community.

From: Kp Singh 
Sent: January 14, 2025 10:21 AM
To: clerk@hamilton.ca
Subject: Concerning Municipal Land Transfer Tax

External Email: Use caution with links and attachments

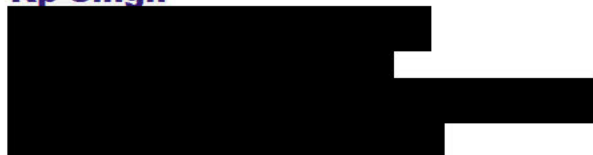
Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters.

At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

--

**Regards,
Kp Singh**



7.2 (a)(gl)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Double Tax
Date: Monday, January 13, 2025 8:42:29 PM
Attachments: [Approved-Member-Delegation.pdf](#)

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

City Hall is located on the ancestral territory of the Haudenosaunee Confederacy, the Anishinaabe and many other Indigenous peoples. It is also covered by the Dish with One Spoon Wampum agreement, which asks that all sharing this territory do so respectfully and sustainably in community.

From: Barry Miller [REDACTED]
Sent: January 13, 2025 7:03 PM
To: clerk@hamilton.ca
Subject: Double Tax

External Email: Use caution with links and attachments

<https://www.cornerstone.inc/wp-content/uploads/sites/12/2025/01/Approved-Member-Delegation.pdf>

Sent from my iPhone

7.2 (a)(gm)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Double Tax
Date: Tuesday, January 14, 2025 8:23:38 AM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

City Hall is located on the ancestral territory of the Haudenosaunee Confederacy, the Anishinaabe and many other Indigenous peoples. It is also covered by the Dish with One Spoon Wampum agreement, which asks that all sharing this territory do so respectfully and sustainably in community.

From: Parth Jani [REDACTED]
Sent: January 14, 2025 8:22 AM
To: clerk@hamilton.ca
Subject: Double Tax

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,
Parth Jani

7.2 (a)(gn)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: HAMILTON - MUNICIPAL LAND TRANSFER TAX
Date: Tuesday, January 14, 2025 8:27:27 AM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

City Hall is located on the ancestral territory of the Haudenosaunee Confederacy, the Anishinaabe and many other Indigenous peoples. It is also covered by the Dish with One Spoon Wampum agreement, which asks that all sharing this territory do so respectfully and sustainably in community.

From: Matthew Duffy [REDACTED]
Sent: January 14, 2025 8:00 AM
To: clerk@hamilton.ca
Subject: HAMILTON - MUNICIPAL LAND TRANSFER TAX

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to the consideration of implementing a Municipal Land Transfer Tax (MLTT) in Hamilton.

Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. According to recent data, the introduction of an MLTT could add an additional \$11,475 or more to the purchase price of a typical Hamilton home. This would further strain the finances of families and individuals who are already stretched thin.

Moreover, a significant majority of Hamilton residents believe that housing is unaffordable, with 84% expressing this concern. For younger Hamiltonians, the situation is even more alarming, with 97% of those aged 30 to 44 and 95% of those aged 18 to 29 worried about the high cost of housing¹. The dream of homeownership is becoming increasingly out of reach for many, and adding an MLTT would only push it further away.

I urge you to consider alternative solutions that focus on affordability and do not further penalize families already struggling to make ends meet. Policies that reduce barriers to homeownership and promote sustainable, affordable housing options are crucial. The focus should be on creating more housing, not more taxes.

Thank you for your time and consideration.

Matthew Duffy

[REDACTED]

[REDACTED]

7.2 (a)(go)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Hamilton Land Transfer Tax increase
Date: Monday, January 13, 2025 8:45:58 PM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

City Hall is located on the ancestral territory of the Haudenosaunee Confederacy, the Anishinaabe and many other Indigenous peoples. It is also covered by the Dish with One Spoon Wampum agreement, which asks that all sharing this territory do so respectfully and sustainably in community.

From: Diane Price [REDACTED]
Sent: January 13, 2025 5:04 PM
To: clerk@hamilton.ca
Subject: Hamilton Land Transfer Tax increase

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Sincerely,

--

DIANE PRICE, REALTOR® & TEAM LEADER, SRES

[REDACTED]

7.2 (a)(gp)



From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Hamilton Land Transfer Tax
Date: Monday, January 13, 2025 4:08:11 PM

Magda Green


Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Olga Tavares 
Sent: January 13, 2025 4:05 PM
To: clerk@hamilton.ca
Subject: Hamilton Land Transfer Tax

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council, I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

--

Olga Tavares



7.2 (a)(gq)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: HAMILTON MUNICIPAL LAND TRANSFER TAX
Date: Monday, January 13, 2025 8:50:22 PM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: rotimi bola [REDACTED]
Sent: January 13, 2025 4:18 PM
To: clerk@hamilton.ca
Subject: RE: HAMILTON MUNICIPAL LAND TRANSFER TAX

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters.

At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it.

I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,

Olurotimi Bola

7.2 (a)(gr)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Housing tax
Date: Tuesday, January 14, 2025 8:31:06 AM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Jackie McGowan [REDACTED]
Sent: January 14, 2025 6:48 AM
To: clerk@hamilton.ca; Jackie McGowan <jackie.m@acinc.ca>
Subject: Housing tax

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,
Jackie McGowan

7.2 (a)(gs)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: I Say No To Municipal Land Transfer Tax
Date: Monday, January 13, 2025 8:41:15 PM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Phoebe Nkechi Okereke [REDACTED]
Sent: January 13, 2025 8:20 PM
To: clerk@hamilton.ca
Subject: I Say No To Municipal Land Transfer Tax

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Kind Regards

Phoebe Okereke

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

7.2 (a)(gt)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Implementation of double taxation
Date: Monday, January 13, 2025 8:47:19 PM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Jignesh Dave [REDACTED]
Sent: January 13, 2025 4:48 PM
To: clerk@hamilton.ca
Subject: Implementation of double taxation

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council, I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Jignesh Dave

[REDACTED]

[REDACTED]

7.2 (a)(gu)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Jap Arora
Date: Monday, January 13, 2025 8:45:16 PM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Japji Arora [REDACTED]
Sent: January 13, 2025 5:22 PM
To: clerk@hamilton.ca
Subject: Jap Arora

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration implementing Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

*** I am a real estate in the city. I am seeing people situation live, on the ground. This is not the way to go ! Hamiltonians need relief and this move would be the exact opposite of that.

Thank you for your time and consideration.

Sincerely,
Jap Arora

7.2 (a)(gv)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Land Transfer Fee's
Date: Tuesday, January 14, 2025 8:23:48 AM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: vendyvolak@aol.com [REDACTED]
Sent: January 14, 2025 8:21 AM
To: clerk@hamilton.ca
Subject: Land Transfer Fee's

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,

Vendy Volak
[REDACTED]

7.2 (a)(gw)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Land Transfer Tax
Date: Tuesday, January 14, 2025 9:33:26 AM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Kristina Kritikos [REDACTED]
Sent: January 14, 2025 9:30 AM
To: clerk@hamilton.ca
Subject: Land Transfer Tax

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Sincerely,

Kristina Kritikos
[REDACTED]

7.2 (a)(gx)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Land transfer tax
Date: Tuesday, January 14, 2025 8:30:40 AM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services
City of Hamilton
magda.green@hamilton.ca

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-----Original Message-----

From: N. B.F. [REDACTED]
Sent: January 14, 2025 7:25 AM
To: clerk@hamilton.ca
Subject: Land transfer tax

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Regards,

Nikroo Faragheh

7.2 (a)(gy)

From: clerk@hamilton.ca
To: [Pilon, Janet](#)
Cc: [Carson, Katie](#)
Subject: FW: Land transfer tax
Date: Monday, January 13, 2025 8:49:52 PM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Mark Vidovich [REDACTED]
Sent: January 13, 2025 4:24 PM
To: clerk@hamilton.ca
Subject: Land transfer tax

External Email: Use caution with links and attachments

Dear Councilor,

I am writing to you as a resident of your ward to share my opposition to the consideration of a Municipal Land Transfer Tax outlined in report FCS24022(a) going before the General Issues Committee on January 15. A municipal land transfer tax is an unfair tax on hopeful homebuyers. It isn't only a burden on first-time buyers but also on those hoping to purchase homes that are appropriate for growing families. The financial costs of purchasing a home are already extraordinarily difficult to save for. Implementing a municipal land transfer tax will mean residents must delay the dream of homeownership even longer. I am urging you to not support any exploration of a municipal tax and shut it down before it can go any further. Enough is enough. We cannot afford another unfair tax that will only make housing less affordable. Thank you for your consideration and your ongoing service to our community.

Sincerely, a Hamilton resident
Mark Vidovich

7.2 (a)(gz)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Land transfer tax
Date: Monday, January 13, 2025 8:47:26 PM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Mark Douglas [REDACTED]
Sent: January 13, 2025 4:39 PM
To: clerk@hamilton.ca
Subject: Land transfer tax

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal

As a property owner of 2 properties in Hamilton, I strongly oppose such a move and will do my best to be very vocal against you as mayor and city councillors in the next election

I own a unit at 124-101 Shoreview in Stoney Creek as well as 412-470 Dundas E in Waterdown

Furthermore if you vote for this, I will no longer continue to invest in Hamilton

Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,

Mark Douglas

7.2 (a)(ha)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Land transfer tax
Date: Monday, January 13, 2025 8:47:42 PM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services
City of Hamilton
magda.green@hamilton.ca

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-----Original Message-----

From: Patricia Hawke [REDACTED]
Sent: January 13, 2025 4:38 PM
To: clerk@hamilton.ca
Subject: Land transfer tax

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council, I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Patricia Hawke
[REDACTED]

7.2 (a)(hb)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Land Transfer Tax increase
Date: Tuesday, January 14, 2025 9:26:36 AM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Jules Morris [REDACTED]
Sent: January 14, 2025 9:26 AM
To: clerk@hamilton.ca
Subject: Land Transfer Tax increase

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Sincerely,

Jules Morris

[REDACTED]

[REDACTED]

[REDACTED]

7.2 (a)(hc)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Land Transfer Tax
Date: Tuesday, January 14, 2025 9:33:30 AM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Michael Brejnik [REDACTED]
Sent: January 14, 2025 9:27 AM
To: clerk@hamilton.ca
Subject: Land Transfer Tax

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Regards,

michaelBREJNIK

[REDACTED]

[REDACTED]

7.2 (a)(hd)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: land transfer tax
Date: Monday, January 13, 2025 8:49:04 PM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services
City of Hamilton
magda.green@hamilton.ca

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-----Original Message-----

From: Derek Doyle [REDACTED]
Sent: January 13, 2025 4:29 PM
To: clerk@hamilton.ca
Subject: land transfer tax

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council, I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration. Sincerely,

Derek Doyle
[REDACTED]

7.2 (a)(he)

Send this template to clerk@hamilton.ca before Noon on Tuesday, January 14.

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,

<ADD NAME>

Craig Knapman



01/13/25

7.2 (a)(hf)

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Sincerely,

Cassandra Allen

7.2 (a)(hg)

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,

Meltem Koseleci

7.2 (a)(hh)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: MLTT
Date: Tuesday, January 14, 2025 10:53:58 AM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Colleen Readhead [REDACTED]
Sent: January 14, 2025 10:29 AM
To: clerk@hamilton.ca
Subject: MLTT

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council, I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Sincerely,

Colleen Readhead – resident of Waterdown

[REDACTED]

[REDACTED]



From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: MLTT
Date: Tuesday, January 14, 2025 9:27:47 AM

Magda Green


Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Kim McGinley 
Sent: January 14, 2025 9:13 AM
To: clerk@hamilton.ca
Subject: MLTT

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council, I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Kim McGinley



[Redacted signature]

7.2 (a)(hj)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: MLTT
Date: Tuesday, January 14, 2025 8:31:51 AM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services
City of Hamilton
magda.green@hamilton.ca

City Hall is located on the ancestral territory of the Haudenosaunee Confederacy, the Anishinaabe and many other Indigenous peoples. It is also covered by the Dish with One Spoon Wampum agreement, which asks that all sharing this territory do so respectfully and sustainably in community.

-----Original Message-----

From: Nicole Dolphin [REDACTED]
Sent: January 13, 2025 11:37 PM
To: clerk@hamilton.ca
Subject: MLTT

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,

Nicole Dolphin
Resident of East Hamilton, Bartonville

[REDACTED]

7.2 (a)(hk)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: MLTT
Date: Tuesday, January 14, 2025 8:30:36 AM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Tracey Fraser [REDACTED]
Sent: January 14, 2025 7:44 AM
To: clerk@hamilton.ca
Subject: MLTT

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council, I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration. Sincerely,

Tracey ~

7.2 (a)(hl)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: MLTT
Date: Monday, January 13, 2025 10:15:38 PM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services
City of Hamilton
magda.green@hamilton.ca

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-----Original Message-----

From: Rui Pereira [REDACTED]
Sent: January 13, 2025 10:13 PM
To: clerk@hamilton.ca
Subject: [****POSSIBLE SPAM]MLTT

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Rui Pereira

7.2 (a)(hm)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: MITT
Date: Monday, January 13, 2025 8:57:07 PM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: O Couto [REDACTED]
Sent: January 13, 2025 8:55 PM
To: clerk@hamilton.ca
Subject: MITT

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Olivia & Justin Couto.

7.2 (a)(hn)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: MLTT
Date: Monday, January 13, 2025 8:45:51 PM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Julie Brown [REDACTED]
Sent: January 13, 2025 5:09 PM
To: clerk@hamilton.ca
Subject: MLTT

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council, I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration. Sincerely, Julie Brown

7.2 (a)(ho)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: MLTT
Date: Monday, January 13, 2025 8:45:08 PM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services
City of Hamilton
magda.green@hamilton.ca

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-----Original Message-----

From: Wieslawa Baran [REDACTED]
Sent: January 13, 2025 5:24 PM
To: clerk@hamilton.ca
Subject: [****POSSIBLE SPAM]MLTT

External Email: Use caution with links and attachments

Sent from my iPhone

7.2 (a)(hp)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: MLTT
Date: Monday, January 13, 2025 8:44:12 PM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Natalie Malda [REDACTED]
Sent: January 13, 2025 5:45 PM
To: clerk@hamilton.ca
Subject: MLTT

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,

Natalie Malda

7.2 (a)(hq)

From: jack@hilton.ca
To: City_Clerk@hamilton.ca
Subject: Re: MLTT
Date: Monday, January 13, 2025 8:42:28 PM
Attachments: [Jack_Scott@hamilton.ca](#)

Magda Green
Administrative Assistant to Matthew Tremm, City Clerk
Office of the City Clerk, Corporate Services
City of Hamilton
jack@hilton.ca

City Hall is located on the ancestral territory of the Haudenosaunee Confederacy, the Anishinabe and many other Indigenous peoples. It is also covered by the Dish with One Spoon Wampum agreement, which asks that all sharing this territory do so respectfully and sustainably in community.

From: [REDACTED]
Sent: January 13, 2025 7:02 PM
To: clerk@hamilton.ca
Subject: MLTT

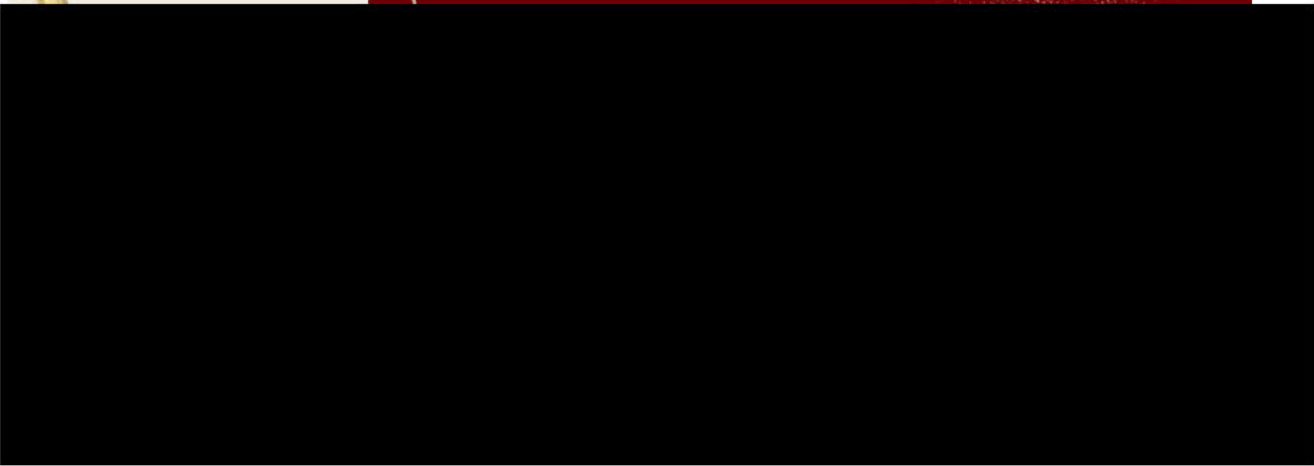
External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Sincerely,

Kelley Bartlett, Broker



7.2 (a)(hr)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: MLTT
Date: Monday, January 13, 2025 8:41:34 PM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Hassan Jamil <[REDACTED]>
Sent: January 13, 2025 7:34 PM
To: clerk@hamilton.ca
Subject: Fwd: MLTT

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Sincerely,

Hassan Jamil

7.2 (a)(hs)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: MLTT
Date: Monday, January 13, 2025 4:14:51 PM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Brittany Arsenault [REDACTED]
Sent: January 13, 2025 4:13 PM
To: clerk@hamilton.ca
Subject: MLTT

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Sincerely,
Brittany

7.2 (a)(ht)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: MLTT
Date: Monday, January 13, 2025 4:14:28 PM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Cody Spencer [REDACTED]
Sent: January 13, 2025 4:12 PM
To: clerk@hamilton.ca
Subject: MLTT

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Sincerely,
Cody Spencer

7.2 (a)(hu)

From: clerk@hamilton.ca
To: [Pilon, Janet](#)
Cc: [Carson, Katie](#)
Subject: FW: MLTT Opposition
Date: Tuesday, January 14, 2025 9:26:44 AM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Joseph Sequeira [REDACTED]
Sent: January 14, 2025 9:20 AM
To: clerk@hamilton.ca
Subject: [****POSSIBLE SPAM]MLTT Opposition

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,
Joseph Sequeira

7.2 (a)(hv)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: MLTT OPPOSITION
Date: Tuesday, January 14, 2025 11:13:02 AM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services
City of Hamilton
magda.green@hamilton.ca

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-----Original Message-----

From: [REDACTED]
Sent: January 14, 2025 11:07 AM
To: clerk@hamilton.ca
Subject: MLTT OPPOSITION

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council, I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Lynn vandenbroek

[REDACTED]

7.2 (a)(hw)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: MLTT Opposition
Date: Tuesday, January 14, 2025 10:53:10 AM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Lauren Richardson [REDACTED]
Sent: January 14, 2025 10:20 AM
To: clerk@hamilton.ca
Subject: MLTT Opposition

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to the consideration of implementing a Municipal Land Transfer Tax (MLTT) in Hamilton.

Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. According to recent data, the introduction of an MLTT could add an additional \$11,475 or more to the purchase price of a typical Hamilton home. This would further strain the finances of families and individuals who are already stretched thin.

Moreover, a significant majority of Hamilton residents believe that housing is unaffordable, with 84% expressing this concern. For younger Hamiltonians, the situation is even more alarming, with 97% of those aged 30 to 44 and 95% of those aged 18 to 29 worried about the high cost of housing¹. The dream of homeownership is becoming increasingly out of reach for many, and adding an MLTT would only push it further away.

I urge you to consider alternative solutions that focus on affordability and do not further penalize families already struggling to make ends meet. Policies that reduce barriers to

homeownership and promote sustainable, affordable housing options are crucial. The focus should be on creating more housing, not more taxes.

Thank you for your time and consideration.

Lauren



7.2 (a)(hx)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: MLTT Protest
Date: Tuesday, January 14, 2025 10:54:07 AM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: [REDACTED]
Sent: January 14, 2025 10:37 AM
To: clerk@hamilton.ca
Cc: info@hamiltonapartmentassociation.ca
Subject: MLTT Protest

External Email: Use caution with links and attachments

Madame Mayor and Members of Council,

I am writing to express my strongest opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT).

Implementing this tax would only serve to make housing even less affordable for Hamiltonians, adding yet another financial burden to the homebuyers, sellers and renters.

At a time when so many residents are already struggling with the high cost of living this tax would exacerbate the housing crisis rather than help to resolve it.

I urge you to consider alternative 'carrot oriented' solutions that focus on affordability and do not further penalize families already stretched rather than constantly beating us with the 'stick approach'. Taxes are not part this problem - incentives are.

I'd be happy to participate in any constituent think groups to help creatively solve this problem. One that can't be solved with simply another tax.

Regards,

Peter Bartrem
Ward 1 Resident

[Redacted signature block]

7.2 (a)(hy)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: MLTT
Date: Tuesday, January 14, 2025 10:54:49 AM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

City Hall is located on the ancestral territory of the Haudenosaunee Confederacy, the Anishinaabe and many other Indigenous peoples. It is also covered by the Dish with One Spoon Wampum agreement, which asks that all sharing this territory do so respectfully and sustainably in community.

From: loiswatson [REDACTED]
Sent: January 14, 2025 10:52 AM
To: clerk@hamilton.ca
Subject: MLTT

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council:

I am writing to express my strong opposition to any consideration of implementing a Municipal

Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

7.2 (a)(hz)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: MTLT
Date: Monday, January 13, 2025 8:57:12 PM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

City Hall is located on the ancestral territory of the Haudenosaunee Confederacy, the Anishinaabe and many other Indigenous peoples. It is also covered by the Dish with One Spoon Wampum agreement, which asks that all sharing this territory do so respectfully and sustainably in community.

From: Joel Christie [REDACTED]
Sent: January 13, 2025 8:53 PM
To: clerk@hamilton.ca
Subject: MTLT

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT).

Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it.

An MLTT leads to higher purchasing costs for landlords to acquire rental properties, which may be passed on to tenants through higher rents. It also may dissuade investors from purchasing properties for rental purposes.

A second land transfer tax would hurt the economy and negatively impact the real estate market and related industries, like construction and retail.

I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.
Sincerely,

Joel Christie

7.2 (a)(ia)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Municipal Land Tax
Date: Monday, January 13, 2025 8:41:27 PM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services
City of Hamilton
magda.green@hamilton.ca

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-----Original Message-----

From: Bernie Knowles [REDACTED]
Sent: January 13, 2025 8:08 PM
To: clerk@hamilton.ca
Subject: Municipal Land Tax

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters.

At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Bernadette Knowles
[REDACTED]

7.2 (a)(ib)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Municipal Land Transfer Tax - NO MORE TAXES
Date: Monday, January 13, 2025 4:09:59 PM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Ankit Khanna [REDACTED]
Sent: January 13, 2025 4:08 PM
To: clerk@hamilton.ca
Subject: Municipal Land Transfer Tax - NO MORE TAXES

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,
Ankit Khanna

7.2 (a)(ic)

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Sincerely,

Brandon Garth

7.2 (a)(id)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Municipal Land Transfer Tax - Opposition
Date: Monday, January 13, 2025 8:48:41 PM
Importance: High

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Philip Kuca [REDACTED]
Sent: January 13, 2025 4:32 PM
To: clerk@hamilton.ca
Subject: Municipal Land Transfer Tax - Opposition
Importance: High

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT).

Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,

Philip Anthony Kuca

7.2 (a)(ie)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Municipal Land Transfer Tax
Date: Tuesday, January 14, 2025 9:27:13 AM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Jimmy Carter [REDACTED]
Sent: January 14, 2025 9:18 AM
To: clerk@hamilton.ca
Subject: Municipal Land Transfer Tax

External Email: Use caution with links and attachments

Good morning Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thanks,

Jim Carter/Broker

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

7.2 (a)(if)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Municipal Land Transfer Tax
Date: Tuesday, January 14, 2025 9:26:39 AM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

City Hall is located on the ancestral territory of the Haudenosaunee Confederacy, the Anishinaabe and many other Indigenous peoples. It is also covered by the Dish with One Spoon Wampum agreement, which asks that all sharing this territory do so respectfully and sustainably in community.

From: Ron Lewyckyj [REDACTED]
Sent: January 14, 2025 9:24 AM
To: clerk@hamilton.ca
Subject: Municipal Land Transfer Tax

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely

Ron Lewyckyj

[REDACTED]

7.2 (a)(ig)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Municipal Land Transfer Tax
Date: Tuesday, January 14, 2025 8:33:35 AM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Michael McDonald [REDACTED]
Sent: January 14, 2025 8:33 AM
To: clerk@hamilton.ca
Subject: Municipal Land Transfer Tax

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters.

At a time when so many Hamilton residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Sincerely, Michael McDonald

7.2 (a)(ih)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Municipal Land Transfer Tax
Date: Tuesday, January 14, 2025 8:33:12 AM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Doreen Ssenabulya [REDACTED]
Sent: January 14, 2025 6:26 AM
To: clerk@hamilton.ca
Subject: Municipal Land Transfer Tax

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Sincerely,
Doreen Ssenabulya

7.2 (a)(ii)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Municipal Land Transfer Tax
Date: Tuesday, January 14, 2025 8:23:52 AM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services
City of Hamilton
magda.green@hamilton.ca

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-----Original Message-----

From: Cummins [REDACTED]
Sent: January 14, 2025 8:20 AM
To: clerk@hamilton.ca
Subject: Municipal Land Transfer Tax

External Email: Use caution with links and attachments

Dear Hamilton Council

We are writing this email to express our strong opposition to considering the implementation of a municipal land transfer tax in Hamilton. We have recently been fortunate enough to be able to purchase a home in Hamilton with the closing date in late May. If we had received warning that Hamilton may implement such a tax, we would have looked elsewhere for a home. As it stands now, if such a tax is implemented we would, in all likelihood, have to renege on our house deal and lose our deposit as this is all we could afford. Not a very good reputation for a community to have.

Sincerely,
M & F Cummins
[REDACTED]

7.2 (a)(ij)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Municipal Land Transfer Tax
Date: Monday, January 13, 2025 9:48:29 PM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Denise DL [REDACTED]
Sent: January 13, 2025 9:24 PM
To: clerk@hamilton.ca
Subject: Municipal Land Transfer Tax

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal

Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable

for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a

time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative

solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Denise Davis-Lawson

7.2 (a)(ik)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Municipal land transfer tax
Date: Monday, January 13, 2025 9:48:16 PM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Justin Brown [REDACTED]
Sent: January 13, 2025 9:38 PM
To: clerk@hamilton.ca
Subject: Municipal land transfer tax

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal

Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable

for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a

time when so many residents are already struggling with the high cost of living, this tax would

exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative

solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,

Justin Brown, B. Comm.

[REDACTED]



From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Municipal Land Transfer Tax
Date: Monday, January 13, 2025 8:50:27 PM

Magda Green


Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: alex mustatea 
Sent: January 13, 2025 4:17 PM
To: clerk@hamilton.ca
Subject: Municipal Land Transfer Tax

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT).

Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters.

At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it.

I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,

Alex Mustatea



7.2 (a)(im)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Municipal Land Transfer Tax
Date: Monday, January 13, 2025 8:49:43 PM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Haroon Makhdoomi [REDACTED]
Sent: January 13, 2025 4:25 PM
To: clerk@hamilton.ca
Subject: Municipal Land Transfer Tax

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal

Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable

for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your consideration in advance.

Thanks&Regards,
Haroon Makhdoomi

[REDACTED]

7.2 (a)(in)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Municipal Land Transfer Tax
Date: Monday, January 13, 2025 8:47:52 PM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

City Hall is located on the ancestral territory of the Haudenosaunee Confederacy, the Anishinaabe and many other Indigenous peoples. It is also covered by the Dish with One Spoon Wampum agreement, which asks that all sharing this territory do so respectfully and sustainably in community.

From: [REDACTED]
Sent: January 13, 2025 4:37 PM
To: clerk@hamilton.ca
Subject: Municipal Land Transfer Tax

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,
Vito Pirri

7.2 (a)(io)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Municipal land transfer tax
Date: Monday, January 13, 2025 8:46:14 PM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

City Hall is located on the ancestral territory of the Haudenosaunee Confederacy, the Anishinaabe and many other Indigenous peoples. It is also covered by the Dish with One Spoon Wampum agreement, which asks that all sharing this territory do so respectfully and sustainably in community.

From: Mike Filipe [REDACTED]
Sent: January 13, 2025 4:59 PM
To: clerk@hamilton.ca
Subject: Municipal land transfer tax

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal

Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable

for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a

time when so many residents are already struggling with the high cost of living, this tax would

exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative

solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration

7.2 (a)(ip)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Municipal land transfer tax
Date: Monday, January 13, 2025 8:45:02 PM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services
City of Hamilton
magda.green@hamilton.ca

City Hall is located on the ancestral territory of the Haudenosaunee Confederacy, the Anishinaabe and many other Indigenous peoples. It is also covered by the Dish with One Spoon Wampum agreement, which asks that all sharing this territory do so respectfully and sustainably in community.

-----Original Message-----

From: Katherine Howlett [REDACTED]
Sent: January 13, 2025 5:24 PM
To: clerk@hamilton.ca
Subject: Municipal land transfer tax

External Email: Use caution with links and attachments

Dear Councilor,

I am writing to you as a resident of your ward to share my opposition to the consideration of a Municipal Land Transfer Tax outlined in report FCS24022(a) going before the General Issues Committee on January 15.

A municipal land transfer tax is an unfair tax on hopeful homebuyers. It isn't only a burden on first-time buyers but also on those hoping to purchase homes that are appropriate for growing families. The financial costs of purchasing a home are already extraordinarily difficult to save for.

Implementing a municipal land transfer tax will mean residents must delay the dream of homeownership even longer.

I am urging you to not support any exploration of a municipal tax and shut it down before it can go any further. Enough is enough. We cannot afford another unfair tax that will only make housing less affordable.

Thank you for your consideration and your ongoing service to our community.

Katherine Howlett

7.2 (a)(iq)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Municipal land transfer tax
Date: Monday, January 13, 2025 8:43:24 PM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services
City of Hamilton
magda.green@hamilton.ca

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-----Original Message-----

From: Katarzyna J [REDACTED]
Sent: January 13, 2025 6:29 PM
To: Jackson, Tom <Tom.Jackson@hamilton.ca>; clerk@hamilton.ca
Subject: Municipal land transfer tax

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT).

Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters.

At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Homelessness will increase if this is implemented.

Our taxes are already higher than any other municipality including Toronto. Unless you plan on greatly reducing them, I see absolutely no benefit for this. We are already taxed to death.

I also don't agree with Toronto having this either but wages are much higher in Toronto than Hamilton. Hamilton does not have the same amount of public attractions and amenities to justify this at all.

This is highly disturbing and not great for future generations.

Our city councillors should be utilizing tax revenues more efficiently than pet projects that don't deliver any value to citizens and taxing us more is not the answer.

Thank you for your time and consideration.

I am available to be reached below if needed.

Katarzyna



7.2 (a)(ir)



From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Municipal Land Transfer Tax
Date: Monday, January 13, 2025 8:42:58 PM

Magda Green


Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Fady R 
Sent: January 13, 2025 6:37 PM
To: clerk@hamilton.ca
Subject: Municipal Land Transfer Tax

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council, I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Sincerely,

--

Fady Rassam



7.2 (a)(is)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Municipal Land Transfer Tax
Date: Monday, January 13, 2025 8:42:50 PM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: heather bosma [REDACTED]
Sent: January 13, 2025 6:42 PM
To: clerk@hamilton.ca
Subject: Municipal Land Transfer Tax

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,

David and Heather Bosma

7.2 (a)(it)



From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Municipal Land Transfer Tax
Date: Monday, January 13, 2025 8:42:07 PM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: [REDACTED]
Sent: January 13, 2025 7:09 PM
To: clerk@hamilton.ca
Subject: Municipal Land Transfer Tax

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Sincerely,

Donald Lee Plouffe

[REDACTED]
[REDACTED]
[REDACTED]

7.2 (a)(iu)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Municipal Land Transfer Tax
Date: Monday, January 13, 2025 4:14:35 PM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services
City of Hamilton
magda.green@hamilton.ca

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-----Original Message-----

From: Gunjan Chadha [REDACTED]
Sent: January 13, 2025 4:12 PM
To: clerk@hamilton.ca
Subject: Municipal Land Transfer Tax

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,

Gunjan Chadha
[REDACTED]

7.2 (a)(iv)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Municipal Land Transfer Tax
Date: Monday, January 13, 2025 4:14:14 PM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Elaine Warren <[REDACTED]>
Sent: January 13, 2025 4:10 PM
To: clerk@hamilton.ca
Subject: Municipal Land Transfer Tax

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,

ELAINE WARREN

[REDACTED]

7.2 (a)(iw)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Municipal Land Transfer Tax
Date: Monday, January 13, 2025 4:10:07 PM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Mike Andrew [REDACTED]
Sent: January 13, 2025 4:07 PM
To: clerk@hamilton.ca
Subject: Municipal Land Transfer Tax

External Email: Use caution with links and attachments

To whom it may concern

I am writing to you as a resident of your ward to share my opposition to the consideration of a Municipal Land Transfer Tax outlined in report FCS24022(a) going before the General Issues Committee on January 15. A municipal land transfer tax is an unfair tax on hopeful homebuyers. It isn't only a burden on first-time buyers but also on those hoping to purchase homes that are appropriate for growing families. The financial costs of purchasing a home are already extraordinarily difficult to save for. Implementing a municipal land transfer tax will mean residents must delay the dream of homeownership even longer. I am urging you to not support any exploration of a municipal tax and shut it down before it can go any further. Enough is enough. We cannot afford another unfair tax that will only make housing less affordable. Thank you for your consideration and your ongoing service to our community.

Sincerely,

Michael Andrew

7.2 (a)(ix)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Municipal Land Transfer Tax
Date: Monday, January 13, 2025 8:59:56 AM
Attachments: [1.png](#)
[smime.p7s](#)
[ATT00001.txt](#)
[ATT00002.htm](#)

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Doug Folsetter [REDACTED]
Sent: January 10, 2025 3:22 PM
To: clerk@hamilton.ca
Subject: Municipal Land Transfer Tax

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,

Doug Folsetter

7.2 (a)(iy)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Municipal Land Transfer Tax (MLTT) - No one asked for it and no one wants it.
Date: Monday, January 13, 2025 4:10:02 PM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Tobias Smulders [REDACTED]
Sent: January 13, 2025 4:08 PM
To: clerk@hamilton.ca
Subject: Municipal Land Transfer Tax (MLTT) - No one asked for it and no one wants it.

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,
Tobias Smulders

--

7.2 (a)(iz)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Municipal Land Transfer Tax (MLTT)
Date: Tuesday, January 14, 2025 10:53:39 AM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Gary Vandervelde [REDACTED]
Sent: January 14, 2025 10:27 AM
To: clerk@hamilton.ca
Subject: Municipal Land Transfer Tax (MLTT)

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Sincerely,

Gary Vandervelde

REALTOR

7.2 (a)(ja)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Municipal Land Transfer Tax (MLTT)
Date: Tuesday, January 14, 2025 10:53:34 AM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

City Hall is located on the ancestral territory of the Haudenosaunee Confederacy, the Anishinaabe and many other Indigenous peoples. It is also covered by the Dish with One Spoon Wampum agreement, which asks that all sharing this territory do so respectfully and sustainably in community.

From: Nicole Vandervelde [REDACTED]
Sent: January 14, 2025 10:27 AM
To: clerk@hamilton.ca
Subject: Municipal Land Transfer Tax (MLTT)

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Sincerely,

Nicole Vandervelde

REALTOR

7.2 (a)(jb)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Municipal Land Transfer Tax (MLTT)
Date: Tuesday, January 14, 2025 10:53:14 AM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Robin Colville <[REDACTED]>
Sent: January 14, 2025 10:22 AM
To: clerk@hamilton.ca
Subject: Municipal Land Transfer Tax (MLTT)

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,

Robin Colville
[REDACTED]

7.2 (a)(jc)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Municipal Land Transfer Tax (MLTT)
Date: Tuesday, January 14, 2025 9:39:22 AM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Ryan Manalo [REDACTED]
Sent: January 14, 2025 9:36 AM
To: clerk@hamilton.ca
Subject: Municipal Land Transfer Tax (MLTT)

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Sincerely,

Ryan Manalo

7.2 (a)(jd)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Municipal Land Transfer Tax (MLTT)
Date: Tuesday, January 14, 2025 8:31:29 AM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: shenli Bao [REDACTED]
Sent: January 13, 2025 10:15 PM
To: clerk@hamilton.ca
Subject: Municipal Land Transfer Tax (MLTT)

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Sincerely,

Shenli / Sylvia

7.2 (a)(je)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Municipal Land Transfer Tax (MLTT)
Date: Monday, January 13, 2025 8:47:05 PM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Peter Doma [REDACTED]
Sent: January 13, 2025 4:51 PM
To: clerk@hamilton.ca; McMeekin, Ted <Ted.McMeekin@hamilton.ca>; [Office of the Mayor <Officeofthe.Mayor@hamilton.ca>](mailto:Officeofthe.Mayor@hamilton.ca)
Subject: Municipal Land Transfer Tax (MLTT)

External Email: Use caution with links and attachments

Dear Madame Mayor, Ted McMeekin, and Members of Council,

I am writing to express my strong opposition to the consideration of implementing a Municipal Land Transfer Tax (MLTT) in Hamilton.

Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. [According to recent data, the introduction of an MLTT could add an additional \\$11,475 or more to the purchase price of a typical Hamilton home¹.](#) This would further strain the finances of families and individuals who are already stretched thin.

[Moreover, a significant majority of Hamilton residents believe that housing is unaffordable, with 84% expressing this concern¹. For younger Hamiltonians, the situation is even more alarming, with 97% of those aged 30 to 44 and 95% of those aged 18 to 29 worried about the high cost of housing¹.](#) The dream of homeownership is becoming increasingly out of reach for many, and adding an MLTT would only push it further away.

I urge you to consider alternative solutions that focus on affordability and do not further penalize families already struggling to make ends meet. Policies that reduce barriers to homeownership and promote sustainable, affordable housing options are crucial. The focus should be on creating more housing, not more taxes.

Thank you for your time and consideration.

Regards,

Peter Doma (Ward 15 Resident)



7.2 (a)(jf)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Municipal Land Transfer Tax (MLTT)
Date: Monday, January 13, 2025 8:46:57 PM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Sharon Caesar [REDACTED]
Sent: January 13, 2025 4:52 PM
To: clerk@hamilton.ca
Subject: Municipal Land Transfer Tax (MLTT)

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT).

Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it.

I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,
Sharon Caesar

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

7.2 (a)(jg)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Municipal Land Transfer Tax (MLTT)
Date: Monday, January 13, 2025 8:46:04 PM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Honor Hughes [REDACTED]
Sent: January 13, 2025 5:02 PM
To: clerk@hamilton.ca
Subject: Municipal Land Transfer Tax (MLTT)

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Sincerely,
Honor Hughes

[REDACTED]

7.2 (a)(jh)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Municipal Land Transfer Tax (MLTT)
Date: Monday, January 13, 2025 8:45:45 PM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Melissa Curtis [REDACTED]
Sent: January 13, 2025 5:10 PM
To: clerk@hamilton.ca
Subject: Municipal Land Transfer Tax (MLTT)

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Sincerely,

--

Melissa Curtis

[REDACTED]

7.2 (a)(ji)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Municipal Land Transfer Tax (MLTT)
Date: Monday, January 13, 2025 8:44:41 PM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Raji Purewal [REDACTED]
Sent: January 13, 2025 5:33 PM
To: clerk@hamilton.ca
Subject: Municipal Land Transfer Tax (MLTT)

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration implementing Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your consideration

Raji Purewal

7.2 (a)(jj)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Municipal Land Transfer Tax (MLTT)
Date: Monday, January 13, 2025 8:44:26 PM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services
City of Hamilton
magda.green@hamilton.ca

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-----Original Message-----

From: Kit Ward [REDACTED]
Sent: January 13, 2025 5:36 PM
To: clerk@hamilton.ca
Subject: Municipal Land Transfer Tax (MLTT)

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,
Kit Ward

[REDACTED]

7.2 (a)(jk)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Municipal Land Transfer Tax (MLTT)
Date: Monday, January 13, 2025 8:43:54 PM
Attachments: [image001.png](#)

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Ron Contenta [REDACTED]
Sent: January 13, 2025 6:10 PM
To: clerk@hamilton.ca
Subject: Municipal Land Transfer Tax (MLTT)

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,

Thank You,
Ron



From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Municipal Land Transfer Tax (MLTT)
Date: Tuesday, January 14, 2025 10:53:50 AM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Joanne Kennedy 
Sent: January 14, 2025 10:28 AM
To: clerk@hamilton.ca
Subject: Municipal Land Transfer Tax (MLTT)

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Sincerely,
Joanne Kennedy



7.2 (a)(jm)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Municipal land transfer tax
Date: Tuesday, January 14, 2025 10:53:29 AM
Attachments: [2Heather O'Sullivan Letterhead.docx](#)

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Heather O'Sullivan [REDACTED]
Sent: January 14, 2025 10:26 AM
To: clerk@hamilton.ca
Subject: Municipal land transfer tax

External Email: Use caution with links and attachments

[Heather O'Sullivan](#) [REDACTED]
[REDACTED]
[REDACTED]

7.2 (a)(jn) [REDACTED]

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Municipal Land Transfer Tax
Date: Tuesday, January 14, 2025 9:27:07 AM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Isabel Zulian [REDACTED]
Sent: January 14, 2025 9:18 AM
To: clerk@hamilton.ca
Subject: Municipal Land Transfer Tax

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council, I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. I, as a 28-year-old, finally saved up to purchase a new construction condo in Waterdown, with it projected to be finished this year. My dream of home ownership is almost here, a second tax would hurt me and an entire generation like me who just want to establish their own home base like generations before.

NO Municipal Land Transfer Tax.

Isabel Zulian

[REDACTED]

[REDACTED]

7.2 (a)(jo)

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,

Oxana Polyakova

2025-02-14

7.2 (a)(jp)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Municipal Land Transfer Tax in Hamilton
Date: Tuesday, January 14, 2025 9:00:08 AM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Jim Duffy [REDACTED]
Sent: January 14, 2025 8:42 AM
To: clerk@hamilton.ca
Subject: Municipal Land Transfer Tax in Hamilton

External Email: Use caution with links and attachments

January 14, 2025

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to the consideration of implementing a Municipal Land Transfer Tax (MLTT) in Hamilton. Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. According to recent data, the introduction of an MLTT could add an additional \$11,475 or more to the purchase price of a typical Hamilton home. This would further strain the finances of families and individuals who are already stretched thin.

Moreover, a significant majority of Hamilton residents believe that housing is unaffordable, with 84% expressing this concern. For younger Hamiltonians, the situation is even more alarming, with 97% of those aged 30 to 44 and 95% of

those aged 18 to 29 worried about the high cost of housing¹. The dream of homeownership is becoming increasingly out of reach for many, and adding an MLTT would only push it further away.

I urge you to consider alternative solutions that focus on affordability and do not further penalize families already struggling to make ends meet. Policies that reduce barriers to homeownership and promote sustainable, affordable housing options are crucial. The focus should be on creating more housing, not more taxes.

Thank you for your time and consideration.

Jim Duffy



7.2 (a)(jq)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Municipal Land Transfer Tax outlined in report FCS24022(a)
Date: Monday, January 13, 2025 8:44:49 PM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: N Hopwood [REDACTED]
Sent: January 13, 2025 5:32 PM
To: clerk@hamilton.ca
Subject: Municipal Land Transfer Tax outlined in report FCS24022(a)

External Email: Use caution with links and attachments

Dear Councilor,

I am writing to you as a resident of your ward to share my opposition to the consideration of a Municipal Land Transfer Tax outlined in report FCS24022(a) going before the General Issues Committee on January 15. A municipal land transfer tax is an unfair tax on hopeful homebuyers. It isn't only a burden on first-time buyers but also on those hoping to purchase homes that are appropriate for growing families. The financial costs of purchasing a home are already extraordinarily difficult to save for. Implementing a municipal land transfer tax will mean residents must delay the dream of homeownership even longer. I am urging you to not support any exploration of a municipal tax and shut it down before it can go any further. Enough is enough. We cannot afford another unfair tax that will only make housing less affordable. Thank you for your consideration and your ongoing service to our community.

Sincerely,
Nikki Hopwood

[REDACTED]

7.2 (a)(jr) [REDACTED]

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Municipal Land Transfer Tax
Date: Tuesday, January 14, 2025 9:33:14 AM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: David Balsdon [REDACTED]
Sent: January 14, 2025 9:31 AM
To: clerk@hamilton.ca
Subject: Municipal Land Transfer Tax

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,

David Balsdon
[REDACTED]

[REDACTED]

[REDACTED]

7.2 (a)(js)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: No MLTT in Hamilton
Date: Monday, January 13, 2025 8:41:50 PM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Vicky Urban [REDACTED]
Sent: January 13, 2025 7:31 PM
To: clerk@hamilton.ca
Subject: No MLTT in Hamilton

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Sincerely,

Vicky Urban

7.2 (a)(jt)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: No MLTT —URGENT—
Date: Tuesday, January 14, 2025 8:23:43 AM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Nicole Theroux [REDACTED]
Sent: January 14, 2025 8:22 AM
To: clerk@hamilton.ca
Subject: No MLTT —URGENT—

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal

Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable

for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a

time when so many residents are already struggling with the high cost of living, this tax would

exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative

solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,

Nicole Theroux

7.2 (a)(ju)

Dear Councilor,

I am writing to you as a resident of your ward to share my opposition to the consideration of a Municipal Land Transfer Tax outlined in report [FCS24022\(a\)](#) going before the General Issues Committee on January 15.

A municipal land transfer tax is an unfair tax on hopeful homebuyers. It isn't only a burden on first-time buyers but also on those hoping to purchase homes that are appropriate for growing families. The financial costs of purchasing a home are already extraordinarily difficult to save for. Implementing a municipal land transfer tax will mean residents must delay the dream of homeownership even longer.

I am urging you to not support any exploration of a municipal tax and shut it down before it can go any further. Enough is enough. We cannot afford another unfair tax that will only make housing less affordable.

Thank you for your consideration and your ongoing service to our community.

Sincerely,

Mellisa Rogal



7.2 (a)(jv)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: No More Tax!!!
Date: Tuesday, January 14, 2025 10:54:35 AM
Attachments: [image.png](#)

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk
Office of the City Clerk, Corporate Services
City of Hamilton
magda.green@hamilton.ca

City Hall is located on the ancestral territory of the Haudenosaunee Confederacy, the Anishinaabe and many other Indigenous peoples. It is also covered by the Dish with One Spoon Wampum agreement, which asks that all sharing this territory do so respectfully and sustainably in community.

From: Douglas VanDuzer [REDACTED]
Sent: January 14, 2025 10:49 AM
To: clerk@hamilton.ca
Subject: No More Tax!!!

10:48 🌙
◀ Mail



Send this template to clerk@hamilton.ca before Noon on Tuesday, January 14.

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,

<ADD NAME>

7.2 (a)(jw)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: NO MORE TAXES!!!
Date: Monday, January 13, 2025 9:48:23 PM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Gerry Chopik [REDACTED]
Sent: January 13, 2025 9:36 PM
To: clerk@hamilton.ca
Subject: NO MORE TAXES!!!

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council:

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters.

At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.
Sincerely,

[REDACTED]--
Gerry Chopik
[REDACTED]

7.2 (a)(jx)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: No Municipal Land Transfer Tax in Hamilton
Date: Monday, January 13, 2025 8:44:33 PM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Hassan Rasul <[REDACTED]>
Sent: January 13, 2025 5:35 PM
To: clerk@hamilton.ca
Subject: No Municipal Land Transfer Tax in Hamilton

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it.

I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Sincerely,

Hassan Rasul

Resident Ward 15
[REDACTED]
[REDACTED]

7.2 (a)(jy)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: NO to doubling of Land Transfer Taxes in Hamilton
Date: Monday, January 13, 2025 8:50:16 PM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Sara Rahimi [REDACTED]
Sent: January 13, 2025 4:19 PM
To: clerk@hamilton.ca
Subject: NO to doubling of Land Transfer Taxes in Hamilton

External Email: Use caution with links and attachments

Dear Councilor,

I am writing to you as a resident of your ward to share my opposition to the consideration of a Municipal Land Transfer Tax outlined in report FCS24022(a) going before the General Issues Committee on January 15. A municipal land transfer tax is an unfair tax on hopeful homebuyers. It isn't only a burden on first-time buyers but also on those hoping to purchase homes that are appropriate for growing families. The financial costs of purchasing a home are already extraordinarily difficult to save for. Implementing a municipal land transfer tax will mean residents must delay the dream of homeownership even longer. I am urging you to not support any exploration of a municipal tax and shut it down before it can go any further. Enough is enough. We cannot afford another unfair tax that will only make housing less affordable. Thank you for your consideration and your ongoing service to our community.

Sincerely,
Sara Rahimi

7.2 (a)(jz)

Pilon, Janet

Subject: Increase in city tax in Hamilton.

From: Gargi Mukherjee
Sent: January 15, 2025 9:09 AM
To: <mailto:clerk@hamilton.ca>
Cc: <mailto:mtaylor-qp@ndp.on.ca>
Subject: Increase in city tax in Hamilton.

Hi,
We all are going through our financial struggles. Among all these struggles just increasing the tax on houses to 6.3% is just insane. The city should increase tax on big business houses and not the common people. While we are struggling to buy groceries and keep roof on our head this type of insanity by the city of Hamilton is not to be encouraged at all.
Request the city not to impose the additional tax on the houses in the city of Hamilton.
Thank You
Gargi Mukherjee

7.2 (a)(ka)



From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: No to MLTT!
Date: Tuesday, January 14, 2025 10:54:13 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Magda Green


Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Seif El-Sahly 
Sent: January 14, 2025 10:42 AM
To: clerk@hamilton.ca
Subject: No to MLTT!

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Regards,


Seif El-Sahly, P.Eng.




7.2 (a)(kb)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: No to Municipal Land Transfer Tax
Date: Monday, January 13, 2025 8:41:22 PM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Ike Anselm Okereke [REDACTED]
Sent: January 13, 2025 8:18 PM
To: clerk@hamilton.ca
Subject: No to Municipal Land Transfer Tax

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Kind Regards



From: clerk@hamilton.ca
To: [Pilon, Janet](#)
Cc: [Carson, Katie](#)
Subject: FW: No to Municipal Land Transfer Tax (MLTT) in Hamilton
Date: Monday, January 13, 2025 8:46:29 PM

Magda Green


Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Jo Anna Garcia 
Sent: January 13, 2025 4:56 PM
To: clerk@hamilton.ca
Subject: No to Municipal Land Transfer Tax (MLTT) in Hamilton

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters.

At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it.

I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Regards,

Jo Anna Garcia



7.2 (a)(kd)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: No to Municipal Land Transfer Tax (MLTT)
Date: Monday, January 13, 2025 8:49:36 PM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Jackie Corcoran [REDACTED]
Sent: January 13, 2025 4:27 PM
To: clerk@hamilton.ca
Subject: No to Municipal Land Transfer Tax (MLTT)

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters.

At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,
Jackie Corcoran

[REDACTED]

7.2 (a)(ke)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: NO to Municipal Land Transfer Tax
Date: Monday, January 13, 2025 8:41:59 PM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Marge Woodworth [REDACTED]
Sent: January 13, 2025 7:14 PM
To: clerk@hamilton.ca
Subject: NO to Municipal Land Transfer Tax

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.
Sincerely,

Marge Woodworth



From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: NO TO THE DOUBLE TAX
Date: Monday, January 13, 2025 8:58:34 AM
Attachments: [Approved-Member-Delegation.pdf](#)

Magda Green


Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Cindy Zupanovic 
Sent: January 10, 2025 3:33 PM
To: clerk@hamilton.ca
Subject: NO TO THE DOUBLE TAX

External Email: Use caution with links and attachments

Cindy Zupanovic



7.2 (a)(kg)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: No to the Municipal Land Transfer Tax (MLTT)
Date: Monday, January 13, 2025 4:15:16 PM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services
City of Hamilton
magda.green@hamilton.ca

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-----Original Message-----

From: Michael T Swick [REDACTED]
Sent: January 13, 2025 4:14 PM
To: clerk@hamilton.ca
Subject: No to the Municipal Land Transfer Tax (MLTT)

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,
Michael Swick

[REDACTED]

7.2 (a)(kh)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: NO to the Municipal Land Transfer Tax
Date: Tuesday, January 14, 2025 10:54:55 AM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: pwheeler [REDACTED]
Sent: January 14, 2025 10:53 AM
To: clerk@hamilton.ca
Subject: NO to the Municipal Land Transfer Tax

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,

Paul Wheeler

[REDACTED]

7.2 (a)(ki)

January 13, 2025

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Sincerely

Ellen Boyce, Broker

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

7.2 (a)(kj)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Opposed
Date: Monday, January 13, 2025 8:43:04 PM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Amy Shugar [REDACTED]
Sent: January 13, 2025 6:36 PM
To: clerk@hamilton.ca
Subject: Opposed

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal

Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Thank you

AMY SHUGAR

[REDACTED]

7.2 (a)(kk)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Opposed of MLTT
Date: Tuesday, January 14, 2025 10:54:02 AM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: S.A. HACHE [REDACTED]
Sent: January 14, 2025 10:32 AM
To: clerk@hamilton.ca
Subject: Opposed of MLTT

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Kind regards,

[REDACTED]

S.A. Hache
[REDACTED]

7.2 (a)(kl)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Opposing the Municipal Land Transfer Tax (MLTT).
Date: Tuesday, January 14, 2025 10:53:23 AM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Fatima Contenta [REDACTED]
Sent: January 14, 2025 10:27 AM
To: clerk@hamilton.ca
Subject: Opposing the Municipal Land Transfer Tax (MLTT).

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT).

Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters.

At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it.

I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,
F Contenta

7.2 (a)(km)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Opposition to land transfer tax
Date: Tuesday, January 14, 2025 9:28:21 AM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Diana Siebenaler [REDACTED]
Sent: January 14, 2025 9:04 AM
To: clerk@hamilton.ca
Subject: Opposition to land transfer tax

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council, I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Best- Diana Siebenaler
[REDACTED]

7.2 (a)(kn)



From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Opposition to MLTT
Date: Monday, January 13, 2025 4:10:35 PM

Magda Green


Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Gaye Males 
Sent: January 13, 2025 4:10 PM
To: clerk@hamilton.ca
Subject: Opposition to MLTT

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Cheers,

Gaye

Gaye Males, Broker



7.2 (a)(ko)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Opposition to MLTT
Date: Monday, January 13, 2025 4:09:54 PM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services
City of Hamilton
magda.green@hamilton.ca

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-----Original Message-----

From: Brent Savo Sardaro [REDACTED]
Sent: January 13, 2025 4:08 PM
To: clerk@hamilton.ca
Subject: Opposition to MLTT

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT).

Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters.

At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it.

I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Brent Savo

7.2 (a)(kp)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Opposition to MLTT
Date: Tuesday, January 14, 2025 9:33:19 AM
Attachments: [NoMuniTaxLetter.pdf](#)

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Nathan Olsen [REDACTED]
Sent: January 14, 2025 9:30 AM
To: clerk@hamilton.ca
Subject: Opposition to MLTT

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Sincerely,

Nathan Olsen

7.2 (a)(kq)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Opposition to Municipal Land Transfer Tax in Hamilton
Date: Tuesday, January 14, 2025 8:33:23 AM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Cindy Mayor [REDACTED]
Sent: January 14, 2025 8:30 AM
To: clerk@hamilton.ca
Subject: Opposition to Municipal Land Transfer Tax in Hamilton

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT).

Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters.

At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Cindy Mayor

[REDACTED]



From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Opposition to Municipal Land Transfer Tax
Date: Monday, January 13, 2025 8:44:18 PM

Magda Green


Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

City Hall is located on the ancestral territory of the Haudenosaunee Confederacy, the Anishinaabe and many other Indigenous peoples. It is also covered by the Dish with One Spoon Wampum agreement, which asks that all sharing this territory do so respectfully and sustainably in community.

From: Demis Rasho 
Sent: January 13, 2025 5:42 PM
To: clerk@hamilton.ca; Ward 8 Office <ward8@hamilton.ca>
Subject: Opposition to Municipal Land Transfer Tax

External Email: Use caution with links and attachments

Dear Mayor and Council Members,

I am reaching out to voice my firm opposition to the potential introduction of a Municipal Land Transfer Tax (MLTT). This tax would contribute to making housing even more unaffordable for the residents of Hamilton, placing an additional financial strain on homebuyers, sellers, and renters alike. Given that many residents are already facing challenges due to the high cost of living, this measure would only worsen the current housing crisis instead of offering a solution. I strongly encourage you to explore alternative strategies that prioritize affordability and do not impose further hardships on families who are already struggling.

Thank you for considering my perspective.

Best regards,

Demis Rasho



7.2 (a)(ks)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Overtaxed
Date: Monday, January 13, 2025 8:43:31 PM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services
City of Hamilton
magda.green@hamilton.ca

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-----Original Message-----

From: Bill Derry [REDACTED]
Sent: January 13, 2025 6:25 PM
To: clerk@hamilton.ca
Subject: Overtaxed

External Email: Use caution with links and attachments

[REDACTED]

7.2 (a)(kt)

From: emma@rocca.com
To: emma@rocca.com
Subject: PETITION AGAINST MUNICIPAL LAND TRANSFER TAX
Date: Tuesday, January 14, 2025 12:39:46 AM

Maggie Green
Administrative Assistant to Matthew Penning, City Clerk
Office of the City Clerk, Corporate Services
City of Hamilton
maggie.green@hamilton.ca

City Hall is located on the ancestral territory of the Haudenosaunee Confederacy, the Anishinabe and many other Indigenous peoples. It is also covered by the Dish with One Spoon Wampum agreement, which asks that all sharing this territory do so respectfully and sustainably in community.

From: emma@rocca.com
Sent: January 14, 2025 9:22 AM
To: maggie@hamilton.ca
Subject: PETITION AGAINST MUNICIPAL LAND TRANSFER TAX

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,

EMMA HETHERINGTON
Licensed Sales Representative



Direct: 226-878-8742 Office: 905-335-4102 Website: www.roccasisters.ca
Royal LePage Burloak Real Estate Services, Brokerage
emma@rocca.com
www.rocca.com

This information is shared in confidence solely to the person named above and may not otherwise be distributed, copied or disclosed. Therefore, this information should be considered strictly confidential. If you have received this email in error, please notify the sender immediately via a return email for further direction.

7.2 (a)(ku)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Please say NO to the MLTT in Hamilton
Date: Tuesday, January 14, 2025 11:13:28 AM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Brianne Taylor [REDACTED]
Sent: January 14, 2025 11:12 AM
To: clerk@hamilton.ca
Subject: Please say NO to the MLTT in Hamilton

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Sincerely,
Brianne Taylor

[REDACTED]

7.2 (a)(kv)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Property Tax Increase Proposal - Public Comment
Date: Tuesday, January 14, 2025 9:00:24 AM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Stewart Gilmour <[REDACTED]>
Sent: January 14, 2025 8:35 AM
To: clerk@hamilton.ca
Subject: Property Tax Increase Proposal - Public Comment

External Email: Use caution with links and attachments

Hello,

Please tell us why this city deserves another pay raise from its residents. What has the city done with the initial raise of 5.79% to warrant an additional and even larger hike.

Our parks are a disgrace, our roads are falling apart, and nothing is being done. Let's see some results before the reward. At this point I'd rather see the municipality take on some debt to target these issues rather than tax us. Tax us once there's some positive momentum, win us back!

People are already struggling to afford housing. In what world does adding to this cost make any sense?

A very concerned citizen,
Stewart



From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Proposed MLTT
Date: Monday, January 13, 2025 9:01:31 AM
Attachments:

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Ron Hunter
Sent: January 10, 2025 4:55 PM
To: clerk@hamilton.ca
Subject: Proposed MLTT

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council, I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration. Sincerely,

Ron Hunter



7.2 (a)(kx)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Proposed MLTT
Date: Monday, January 13, 2025 8:47:13 PM
Attachments: [Outlook-545ozxsh.png](#)

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Amey Hanna [REDACTED]
Sent: January 13, 2025 4:50 PM
To: clerk@hamilton.ca
Subject: Proposed MLTT

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

As a real estate lawyer practising in Hamilton, I know that this proposed tax will negatively impact the real estate market in Hamilton. Hamilton provides affordable housing options and allows individuals and families to realize their dream of home ownership in a vibrant City. Another tax will definitely make this dream unattainable and drive purchasers further south (ie. St. Catharines, Welland and Niagara).

Regards,

Amey Hanna B.A. (Hons.), J.D.

7.2 (a)(ky)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Proposed Municiple LTT
Date: Tuesday, January 14, 2025 11:13:12 AM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services
City of Hamilton
magda.green@hamilton.ca

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-----Original Message-----

From: Kevin Andrew [REDACTED]
Sent: January 14, 2025 11:11 AM
To: clerk@hamilton.ca
Subject: Proposed Municiple LTT

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council, I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration. Sincerely,

Kevin Andrew
[REDACTED]

7.2 (a)(jz)

Pilon, Janet

Subject: Increase in city tax in Hamilton.

From: Gargi Mukherjee
Sent: January 15, 2025 9:09 AM
To: <mailto:clerk@hamilton.ca>
Cc: <mailto:mtaylor-qp@ndp.on.ca>
Subject: Increase in city tax in Hamilton.

Hi,
We all are going through our financial struggles. Among all these struggles just increasing the tax on houses to 6.3% is just insane. The city should increase tax on big business houses and not the common people. While we are struggling to buy groceries and keep roof on our head this type of insanity by the city of Hamilton is not to be encouraged at all.
Request the city not to impose the additional tax on the houses in the city of Hamilton.
Thank You
Gargi Mukherjee

7.2 (a)(kz)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: re- LTT
Date: Monday, January 13, 2025 8:47:36 PM
Attachments: [image001.png](#)

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Paul Bellavia [REDACTED]
Sent: January 13, 2025 4:38 PM
To: clerk@hamilton.ca
Subject: re- LTT

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT).

Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it.

I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration

Paul Bellavia, CPA
[REDACTED]

7.2 (a)(1a)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: RE MLTT
Date: Tuesday, January 14, 2025 8:33:29 AM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Colin Gainham [REDACTED]
Sent: January 14, 2025 8:29 AM
To: clerk@hamilton.ca
Subject: RE MLTT

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal

Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable

for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a

time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative

solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,

Colin Gainham

7.2 (a)(lb)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Say NO to double tax
Date: Tuesday, January 14, 2025 8:31:34 AM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

City Hall is located on the ancestral territory of the Haudenosaunee Confederacy, the Anishinaabe and many other Indigenous peoples. It is also covered by the Dish with One Spoon Wampum agreement, which asks that all sharing this territory do so respectfully and sustainably in community.

From: AFS [REDACTED]
Sent: January 13, 2025 10:08 PM
To: clerk@hamilton.ca; Jackson, Tom <Tom.Jackson@hamilton.ca>
Subject: Say NO to double tax

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it.

I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,
Annette Sciarra (Ward 6)

7.2 (a)(lc)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Statement regarding Property Tax Increase
Date: Tuesday, January 14, 2025 8:33:00 AM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Christine Le [REDACTED]
Sent: January 14, 2025 12:21 AM
To: clerk@hamilton.ca
Subject: Statement regarding Property Tax Increase

External Email: Use caution with links and attachments

To Whom It May Concern,

As a resident of Hamilton, I am writing to express my concerns regarding the proposed 6.3% property tax hike in the 2025 budget. While I understand the importance of maintaining and improving public services, I must highlight a shared sentiment among many residents: the noticeable lack of tangible improvements in key areas such as road maintenance, library services, and police or crime regulation.

Over the past few years, Hamiltonians have witnessed tax increases, yet the day-to-day impact on the quality of life for residents remains underwhelming. Roads in many areas are in disrepair, public libraries are struggling to modernize and meet community needs, and issues related to crime and public safety persist. These are critical areas that directly affect residents' lives and should reflect the investments made through increased taxes.

I urge the city to provide clear and transparent communication about how the proposed tax increase will address these specific concerns. Residents need assurance that their hard-earned money will be allocated toward measurable and impactful improvements. Additionally, I recommend that the city explore alternative cost-saving measures or revenue-generating strategies to ease the burden on taxpayers without compromising essential services.

Hamilton is a thriving city with immense potential, but its growth must be accompanied by meaningful and visible enhancements in public services. I respectfully request that the council take these concerns into consideration and work toward a balanced solution that prioritizes the needs of residents.

Sincerely,

Christine Le





From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: STOP 2nd Land Transfer Tax
Date: Monday, January 13, 2025 4:08:18 PM

Magda Green


Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

City Hall is located on the ancestral territory of the Haudenosaunee Confederacy, the Anishinaabe and many other Indigenous peoples. It is also covered by the Dish with One Spoon Wampum agreement, which asks that all sharing this territory do so respectfully and sustainably in community.

From: Jacob Poirier 
Sent: January 13, 2025 4:07 PM
To: clerk@hamilton.ca
Subject: STOP 2nd Land Transfer Tax

External Email: Use caution with links and attachments

Dear Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Sincerely
Jacob Poirier

JACOB POIRIER



7.2 (a)(le)

January 13, 2025

Nancy Lutz

[REDACTED]
[REDACTED]
[REDACTED]

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT).

Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it.

I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

[REDACTED]

7.2 (a)(lf)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: STOP MLTT IN HAMILTON
Date: Tuesday, January 14, 2025 11:12:12 AM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

City Hall is located on the ancestral territory of the Haudenosaunee Confederacy, the Anishinaabe and many other Indigenous peoples. It is also covered by the Dish with One Spoon Wampum agreement, which asks that all sharing this territory do so respectfully and sustainably in community.

From: Trishia Acorda [REDACTED]
Sent: January 14, 2025 10:57 AM
To: clerk@hamilton.ca
Subject: STOP MLTT IN HAMILTON

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my **strong opposition** to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters.

At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,

--

7.2 (a)(lg)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Stop tax
Date: Monday, January 13, 2025 8:43:48 PM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Lui Nunno [REDACTED]
Sent: January 13, 2025 6:12 PM
To: clerk@hamilton.ca
Subject: Stop tax

External Email: Use caution with links and attachments

I've been asking myself: Who will increase the tax faster: the mayor of Toronto or the one of Hamilton? Both NDP. What can we expect?

Regards,

Luigi Nunno

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

7.2 (a)(lh)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Stop the Double Tax!!!
Date: Monday, January 13, 2025 8:42:13 PM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Alexis Hapers [REDACTED]
Sent: January 13, 2025 7:09 PM
To: clerk@hamilton.ca
Subject: Stop the Double Tax!!!

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Sincerely,

Alexis Hapers
[REDACTED]

7.2 (a)(li)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Stop the MLTT in Hamilton!
Date: Tuesday, January 14, 2025 9:03:10 AM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services
City of Hamilton
magda.green@hamilton.ca

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-----Original Message-----

From: Stefanie Di Francesco [REDACTED]
Sent: January 14, 2025 8:55 AM
To: clerk@hamilton.ca
Subject: Stop the MLTT in Hamilton!

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,
Stefanie Di Francesco
[REDACTED]

7.2 (a)(lj)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Stop the Municipal Land Transfer Tax (MLTT)
Date: Tuesday, January 14, 2025 10:54:22 AM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

City Hall is located on the ancestral territory of the Haudenosaunee Confederacy, the Anishinaabe and many other Indigenous peoples. It is also covered by the Dish with One Spoon Wampum agreement, which asks that all sharing this territory do so respectfully and sustainably in community.

From: Adam French [REDACTED]
Sent: January 14, 2025 10:42 AM
To: clerk@hamilton.ca
Subject: Stop the Municipal Land Transfer Tax (MLTT)

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,
Adam French

7.2 (a)(lk)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Strongly Oppose MLTT
Date: Tuesday, January 14, 2025 8:31:11 AM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Jolene Mosca [REDACTED]
Sent: January 14, 2025 6:37 AM
To: clerk@hamilton.ca
Subject: Re: Strongly Oppose MLTT

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Regards,

Jolene Mosca

7.2 (a)(II)



From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: strongly opposed!
Date: Monday, January 13, 2025 8:50:02 PM

Magda Green


Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: EXIT Realty Strategies 
Sent: January 13, 2025 4:21 PM
To: clerk@hamilton.ca
Subject: strongly opposed!

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council, I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Sincerely,
Kim Smiley Wiley






7.2 (a)(lm)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Tax increases
Date: Tuesday, January 14, 2025 9:27:37 AM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services
City of Hamilton
magda.green@hamilton.ca

City Hall is located on the ancestral territory of the Haudenosaunee Confederacy, the Anishinaabe and many other Indigenous peoples. It is also covered by the Dish with One Spoon Wampum agreement, which asks that all sharing this territory do so respectfully and sustainably in community.

-----Original Message-----

From: mohammad ali hekmatian [REDACTED]
Sent: January 14, 2025 9:18 AM
To: clerk@hamilton.ca
Subject: Tax increases

External Email: Use caution with links and attachments

You can use this as This petition written by hamilton Real Estate board:

Dear Councilor,

I am writing to you as a resident of your ward to share my opposition to the consideration of a Municipal Land Transfer Tax outlined in report FCS24022(a) going before the General Issues Committee on January 15. A municipal land transfer tax is an unfair tax on hopeful homebuyers. It isn't only a burden on first-time buyers but also on those hoping to purchase homes that are appropriate for growing families. The financial costs of purchasing a home are already extraordinarily difficult to save for. Implementing a municipal land transfer tax will mean residents must delay the dream of homeownership even longer. I am urging you to not support any exploration of a municipal tax and shut it down before it can go any further. Enough is enough. We cannot afford another unfair tax that will only make housing less affordable. Thank you for your consideration and your ongoing service to our community.

Sincerely,
Mohammad Ali Hekmatian
[REDACTED]

7.2 (a)(In)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: TAXES
Date: Tuesday, January 14, 2025 9:33:10 AM
Attachments: [Approved-Member-Delegation.pdf](#)

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Heather Buchanan Curren [REDACTED]
Sent: January 14, 2025 9:28 AM
To: clerk@hamilton.ca
Subject: TAXES

External Email: Use caution with links and attachments

7.2 (a)(lo)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Transfer tax
Date: Monday, January 13, 2025 8:43:36 PM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services
City of Hamilton
magda.green@hamilton.ca

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-----Original Message-----

From: ken mackenzie [REDACTED]
Sent: January 13, 2025 6:24 PM
To: clerk@hamilton.ca
Subject: Transfer tax

External Email: Use caution with links and attachments

clerk@hamilton.ca.

Dear Madame Mayor and Members of Council, I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Ken Mackenzie
[REDACTED]

[REDACTED]

7.2 (a)(lp)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: URGENT URGENT: STRONG OPPOSITION TO ANY CONSIDERATION OF A MUNICIPAL LAND TRANSFER TAX
Date: Monday, January 13, 2025 8:46:42 PM
Attachments: [MVS EMAIL Logo Melissa Vass Scott Realtor Hamilton \(0.5 x 0.5 in\).png](#)

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Melissa L Vass Scott [REDACTED]
Sent: January 13, 2025 4:57 PM
To: clerk@hamilton.ca
Subject: URGENT URGENT: STRONG OPPOSITION TO ANY CONSIDERATION OF A MUNICIPAL LAND TRANSFER TAX

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Sincerely,
Melissa Vass Scott

[REDACTED]
[REDACTED]
[REDACTED]

7.2 (a)(lq)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW:
Date: Tuesday, January 14, 2025 3:34:44 PM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services
City of Hamilton
magda.green@hamilton.ca

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-----Original Message-----

From: Karen Grover [REDACTED]
Sent: January 14, 2025 3:09 PM
To: clerk@hamilton.ca
Subject:

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council, I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,
Karen Grover

[REDACTED]

7.2 (a)(lr)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: ABSOLUTELY NOT re: Municipal Land Transfer Tax
Date: Wednesday, January 15, 2025 8:31:39 AM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Allan Hoffmann [REDACTED]
Sent: January 14, 2025 5:04 PM
To: clerk@hamilton.ca; McMeekin, Ted <Ted.McMeekin@hamilton.ca>
Subject: ABSOLUTELY NOT re: Municipal Land Transfer Tax

External Email: Use caution with links and attachments

Simply put, the concept of yet an additional tax on the hard working people of Hamilton is obscene! Over taxation must end now. I cannot express my sentiments on this matter more strongly. I will be in attendance in chambers to ensure that as many of your constituents as possible put extraordinary pressure on city council to find other measures that looks to reduce taxes in managing the city.

We cannot and will not accept:

- **Increased Upfront Costs** – Doubling land transfer taxes will make homeownership even more out of reach for buyers.
- **Reduced Housing Affordability** – Rebates for first-time buyers cover only a fraction of the tax, discouraging potential homeowners and driving them to nearby municipalities that don't have a secondary land transfer tax.
- **Lower Property Values** – Fewer buyers in the market could

reduce property values and deter sellers from listing homes.

See you tomorrow in Council Chambers

Regards,
Allan & Marianne Hoffmann

7.2 (a)(Is)

Send this template to clerk@hamilton.ca before Noon on Tuesday, January 14.

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,

<ADD NAME>

MUHAMMAD SADEEM KHAN



7.2 (a)(It)



Tuesday, January 14, 2025

Hamilton City Council
71 Main Street West
Hamilton, ON L8P 4Y5

Dear Mayor Horwath and City Councillors,

Opposition to the Implementation of a Municipal Land Transfer & Alcohol Tax

On behalf of the Hamilton Chamber of Commerce, I am writing to express our deep concerns regarding the proposed Municipal Land Transfer Tax (MLTT) that will be considered by Council on January 15. While we recognize the financial pressures facing the City of Hamilton, the implementation of an MLTT would be a step backward in addressing housing affordability and would have detrimental consequences for economic development and talent retention in our community.

Housing affordability remains a critical issue for Hamilton. With home prices and rental rates escalating beyond wage growth, introducing a MLTT would add a significant upfront cost for homebuyers, exacerbating the existing barriers to homeownership. For a typical Hamilton home priced at \$750,000, this tax would equate to an additional \$11,475—a financial burden that could delay or entirely prevent many residents, especially younger Hamiltonians, from realizing their dream of homeownership.

This tax risks undermining the competitiveness of Hamilton as a destination for talent and investment. Hamilton has worked hard to position itself as an attractive and accessible place for individuals and families to live, work, and thrive. However, by increasing the cost of housing transactions, an MLTT will likely discourage prospective buyers and push them toward neighboring municipalities, leading to a loss of talent, economic activity, and community vibrancy.

Furthermore, imposing an MLTT sends a concerning signal about the City's approach to addressing the housing crisis. Hamilton residents have made it clear that affordability is their top priority. According to Abacus Data, 84% of residents believe housing is unaffordable, and nearly all young adults aged 18 to 44 express grave concerns about rising housing costs. Policies like the MLTT that increase the financial burden on homebuyers does not align with the urgent need to prioritize affordability and accessibility.

Similarly, a municipal alcohol tax in Hamilton could significantly disadvantage local restaurants and bars, creating an uneven playing field in the region. Residents and consumers, faced with higher prices will opt to visit establishments in neighboring cities or

towns where such taxes do not apply. This shift in consumer behavior would affect Hamilton's businesses, reducing their revenue and profitability. Moreover, the added tax burden would deter new businesses from setting up operations in the city, while existing establishments might struggle to compete with nearby venues offering more affordable options. Ultimately, the tax could undermine the growth and sustainability of Hamilton's hospitality sector, pushing consumers and economic activity beyond the city's borders.

With half of Canadians \$200 or less away from being unable to cover their monthly bills, rather than introducing additional taxes, we urge Council to focus on solutions that foster housing supply and affordability. This includes accelerating housing development, streamlining approval processes, and collaborating with all levels of government to unlock funding for affordable and attainable housing projects. At a time when Hamilton's housing market is at a tipping point, the focus must be on removing barriers to homeownership and creating a sustainable housing ecosystem.

We understand the City's need for alternative revenue sources to address budgetary shortfalls. However, just as Hamilton households are tightening their budgets during economic uncertainty, so too must the City scrutinize expenditures and prioritize fiscal responsibility. An MLTT and alcohol tax are reactive measures that could exacerbate Hamilton's affordability crisis and undermine confidence in local leadership.

The Hamilton Chamber of Commerce strongly urges Council to reject the Municipal Land Transfer and alcohol tax proposal and instead prioritize policies that promote affordability, economic growth, and community well-being. We strongly caution against adopting revenue measures that risk discouraging individual and business investment in Hamilton, ultimately threatening the vibrancy and economic health of our community.

We remain committed to working with Council and the broader community to find innovative and equitable solutions to Hamilton's financial and housing challenges. Thank you for considering this important perspective.

Sincerely,

A handwritten signature in black ink, appearing to read 'G.D.', with a stylized flourish at the end.

Greg Dunnett
President & CEO
Hamilton Chamber of Commerce

7.2 (a)(lu)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Hamilton | Proposed Municipal Land Transfer Tax
Date: Tuesday, January 14, 2025 2:01:21 PM
Attachments: [golfiteamlogo-fullcolour_56ab69bb-db53-44de-93f1-6d26e34b85b8.png](#)
[dwayneandhaven_e3743928-4ae8-47cb-ba91-53fe6c3df779.png](#)
Importance: High

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Dwayne Patrie [REDACTED]
Sent: January 14, 2025 1:53 PM
To: clerk@hamilton.ca
Subject: Hamilton | Proposed Municipal Land Transfer Tax
Importance: High

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Sincerely,
Dwayne Patrie

[REDACTED]

7.2 (a)(iv)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Hamilton Municipal Tax
Date: Wednesday, January 15, 2025 8:33:59 AM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Raf Iwanski [REDACTED]
Sent: January 14, 2025 10:57 PM
To: clerk@hamilton.ca
Subject: Hamilton Municipal Tax

External Email: Use caution with links and attachments

Dear Councilor, I am writing to you as a resident of your ward to share my opposition to the consideration of a Municipal Land Transfer Tax outlined in report FCS24022(a) going before the General Issues Committee on January 15. A municipal land transfer tax is an unfair tax on hopeful homebuyers. It isn't only a burden on first-time buyers but also on those hoping to purchase homes that are appropriate for growing families. The financial costs of purchasing a home are already extraordinarily difficult to save for. Implementing a municipal land transfer tax will mean residents must delay the dream of homeownership even longer. I am urging you to not support any exploration of a municipal tax and shut it down before it can go any further. Enough is enough. We cannot afford another unfair tax that will only make housing less affordable. Thank you for your consideration and your ongoing service to our community.

Sincerely
RAF IWANSKI

7.2 (a)(lw)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: IN OPPOSITION OF AN ADDITIONAL MLTT TAX ON HOME PURCHASES IN HAMILTON
Date: Wednesday, January 15, 2025 10:12:04 AM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: C Hamilton [REDACTED]
Sent: January 15, 2025 9:50 AM
To: clerk@hamilton.ca
Subject: Re: IN OPPOSITION OF AN ADDITIONAL MLTT TAX ON HOME PURCHASES IN HAMILTON

External Email: Use caution with links and attachments

Cut & paste this to: clerk@hamilton.ca asap to stop this insane idea in an already struggling economy.

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters.

At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time

Craig Hamilton

[REDACTED]

7.2 (a)(ix)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Land transfer tax
Date: Tuesday, January 14, 2025 11:53:02 AM
Attachments: [image001.png](#)

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Pauline Oliver [REDACTED]
Sent: January 14, 2025 11:52 AM
To: clerk@hamilton.ca
Subject: Land transfer tax

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,

Pauline Oliver

[REDACTED]

7.2 (a)(ly)

Send this template to clerk@hamilton.ca before Noon on Tuesday, January 14.

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,

<ADD NAME>



Albert Venditti, Broker



7.2 (a)(Iz)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Land transfer tax opposition
Date: Tuesday, January 14, 2025 2:49:30 PM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services
City of Hamilton
magda.green@hamilton.ca

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-----Original Message-----

From: Cheryl Mac Vlajkov [REDACTED]
Sent: January 14, 2025 2:46 PM
To: clerk@hamilton.ca
Subject: Land transfer tax opposition

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council, I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,
Cheryl Vlajkov

[REDACTED]

7.2 (a)(ma)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Land transfer tax
Date: Tuesday, January 14, 2025 11:22:11 AM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Michael Brierley [REDACTED]
Sent: January 14, 2025 11:21 AM
To: clerk@hamilton.ca
Subject: Land transfer tax

External Email: Use caution with links and attachments

Please no more taxes on home ownership.
Mike Brierley

[REDACTED]

7.2 (a)(mb)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: LTT
Date: Wednesday, January 15, 2025 8:34:27 AM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services
City of Hamilton
magda.green@hamilton.ca

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-----Original Message-----

From: Lori Bolton [REDACTED]
Sent: January 15, 2025 7:17 AM
To: clerk@hamilton.ca
Subject: LTT

External Email: Use caution with links and attachments

Please know this is a very bad idea and should NOT be passed. This is more obstacles for purchasers Best, Lori Bolton [REDACTED]
[REDACTED]

7.2 (a)(mc)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: MLTT
Date: Tuesday, January 14, 2025 12:38:38 PM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services
City of Hamilton
magda.green@hamilton.ca

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-----Original Message-----

From: Karen VanDuzer [REDACTED]
Sent: January 14, 2025 12:38 PM
To: clerk@hamilton.ca
Subject: MLTT

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT).

Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters.

At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it.

I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Karen VanDuzer

7.2 (a)(md)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: MLTT
Date: Tuesday, January 14, 2025 4:31:08 PM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services
City of Hamilton
magda.green@hamilton.ca

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-----Original Message-----

From: Wendy Brunner [REDACTED]
Sent: January 14, 2025 4:30 PM
To: clerk@hamilton.ca
Subject: MLTT

External Email: Use caution with links and attachments

I am writing to express my objection to a Municipal Land Transfer Tax. If the City of Hamilton needs more funds it should increase the taxes of all existing homeowners, rather than place the burden on those trying to purchase a home.

Wendy Brunner,
Ward 12
[REDACTED]

7.2 (a)(me)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: MLTT
Date: Wednesday, January 15, 2025 8:31:27 AM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services
City of Hamilton
magda.green@hamilton.ca

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-----Original Message-----

From: Paul Langdon [REDACTED]
Sent: January 14, 2025 4:53 PM
To: clerk@hamilton.ca
Subject: MLTT

External Email: Use caution with links and attachments

I do not support a municipal land transfer tax. We live in Waterdown Ward 15 . No new taxes can be tolerated by the people of Waterdown/Hamilton [REDACTED]

7.2 (a)(mf)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: MLTT Implementation Issues - Resident Opposition
Date: Tuesday, January 14, 2025 11:45:28 AM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services
City of Hamilton
magda.green@hamilton.ca

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-----Original Message-----

From: Brian Sunley [REDACTED]
Sent: January 14, 2025 11:44 AM
To: clerk@hamilton.ca
Subject: MLTT Implementation Issues - Resident Opposition

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it.

I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,
Brian Sunley

[REDACTED]

[REDACTED]

7.2 (a)(mg)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: MLTT TAX
Date: Tuesday, January 14, 2025 12:09:49 PM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Chris Egan [REDACTED]
Sent: January 14, 2025 12:01 PM
To: clerk@hamilton.ca
Subject: MLTT TAX

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Chris Egan

[REDACTED]

7.2 (a)(mh)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: MLTT tax on home purchases in Hamilton
Date: Wednesday, January 15, 2025 8:47:22 AM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

City Hall is located on the ancestral territory of the Haudenosaunee Confederacy, the Anishinaabe and many other Indigenous peoples. It is also covered by the Dish with One Spoon Wampum agreement, which asks that all sharing this territory do so respectfully and sustainably in community.

From: Ken Adams [REDACTED]
Sent: January 15, 2025 8:46 AM
To: clerk@hamilton.ca
Subject: MLTT tax on home purchases in Hamilton

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters.

At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Respectfully,

Kindest Regards,

Ken Adams
[REDACTED]

7.2 (a)(mi)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: MLTT
Date: Tuesday, January 14, 2025 11:37:10 AM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Sharmila Dave [REDACTED]
Sent: January 14, 2025 11:36 AM
To: clerk@hamilton.ca
Subject: MLTT

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Sincerely, Sharmila Dave

7.2 (a)(mj)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: More taxes - as usual
Date: Tuesday, January 14, 2025 1:26:37 PM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Nicholas Marques [REDACTED]
Sent: January 14, 2025 1:25 PM
To: clerk@hamilton.ca
Subject: More taxes - as usual

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT).

Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Sincerely,

Nicholas Marques- someone who was born and raised in Hamilton and have watched it turn more and more into a terrible place to live over the years and is why I'm now moving away from the city.

7.2 (a)(mk)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Municipal Land Transfer Tax
Date: Tuesday, January 14, 2025 3:35:00 PM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: [REDACTED]
Sent: January 14, 2025 3:32 PM
To: clerk@hamilton.ca
Subject: Municipal Land Transfer Tax

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a **Municipal Land Transfer Tax (MLTT)**.

Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,
Donna Gill

7.2 (a)(ml)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Municipal Land Transfer tax
Date: Wednesday, January 15, 2025 8:34:34 AM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Kyle S [REDACTED]
Sent: January 15, 2025 8:04 AM
To: clerk@hamilton.ca
Subject: Municipal Land Transfer tax

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. It is hard enough saving without the help of our parents, but it is becoming defeating and impossible to buy a house pushing us into an unsatisfactory rental market.

Thank you for your time and consideration. Sincerely, Kyle Stewart

7.2 (a)(mm)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Municipal land transfer tax
Date: Wednesday, January 15, 2025 10:12:09 AM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Colleen Adams <[REDACTED]>
Sent: January 15, 2025 9:57 AM
To: clerk@hamilton.ca
Subject: Municipal land transfer tax

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters.

At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

7.2 (a)(mn)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Municipal land transfer tax
Date: Wednesday, January 15, 2025 12:21:12 PM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services
City of Hamilton
magda.green@hamilton.ca

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-----Original Message-----

From: Judy Sykora [REDACTED]
Sent: January 15, 2025 11:52 AM
To: clerk@hamilton.ca
Subject: Municipal land transfer tax

External Email: Use caution with links and attachments

We live in Hamilton and are totally against a new municipal land transfer tax. We in Hamilton already have one of the highest property taxes in the country. The municipal government should stop unnecessary spending. Stop the bureaucratic waste.

Sigman. [REDACTED] Judy Sykora, Daniella
[REDACTED] Vlasta Bukovsky

7.2 (a)(mo)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Municipal land transfer tax
Date: Wednesday, January 15, 2025 1:21:40 PM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services
City of Hamilton
magda.green@hamilton.ca

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-----Original Message-----

From: kristin [REDACTED]
Sent: January 15, 2025 1:16 PM
To: clerk@hamilton.ca
Subject: Municipal land transfer tax

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council, I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Kristin LaCroix

7.2 (a)(mp)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Municipal Land Transfer Tax Concerns
Date: Tuesday, January 14, 2025 11:52:52 AM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services
City of Hamilton
magda.green@hamilton.ca

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-----Original Message-----

From: Lauren Heinken [REDACTED]
Sent: January 14, 2025 11:50 AM
To: clerk@hamilton.ca
Subject: Municipal Land Transfer Tax Concerns

External Email: Use caution with links and attachments

Hello,

I am writing to you as a resident of Hamilton (Ward 12 - Craig Cassar) to share my opposition to the consideration of a Municipal Land Transfer Tax outlined in report FCS24022(a) going before the General Issues Committee on January 15.

A municipal land transfer tax is an unfair tax on hopeful homebuyers. It isn't only a burden on first-time buyers but also on those hoping to purchase homes that are appropriate for growing families. The financial costs of purchasing a home are already extraordinarily difficult to save for. Implementing a municipal land transfer tax will mean residents must delay the dream of homeownership even longer.

I am urging you to not support any exploration of a municipal tax and shut it down before it can go any further. Enough is enough. We cannot afford another unfair tax that will only make housing less affordable.

Thank you for your consideration and your ongoing service to our community.

Sincerely

Lauren Heinken
[REDACTED]

7.2 (a)(mq)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Municipal Land Transfer Tax Disapproval.
Date: Tuesday, January 14, 2025 1:38:57 PM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Catherine Sennett [REDACTED]
Sent: January 14, 2025 1:29 PM
To: clerk@hamilton.ca
Subject: Municipal Land Transfer Tax Disapproval.

External Email: Use caution with links and attachments

Dear Madam Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a municipal land transfer tax.

Implementing this tax would only make housing even less affordable for Hamiltonian's adding yet another financial burden to home buyers, sellers and renters at this time when so many residents are already struggling with the high cost of living this tax would exuberated the housing crisis rather than help resolve it.

I urge you to consider alternative solutions that focus on affordability and to do not further penalize families already stretched thin.

Thank you for your time and consideration sincerely,

7.2 (a)(mr)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: municipal land transfer tax on the sale of properties
Date: Wednesday, January 15, 2025 8:39:03 AM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: [REDACTED]
Sent: January 15, 2025 8:35 AM
To: clerk@hamilton.ca
Subject: municipal land transfer tax on the sale of properties

External Email: Use caution with links and attachments

Please note that my family and I oppose the municipal land transfer tax on the sale of properties. Please do not pass it.

Regards,

Loredana and Anthony Nearchou

[REDACTED]

7.2 (a)(ms)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Municipal Land Transfer Tax opposition
Date: Tuesday, January 14, 2025 2:27:25 PM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Gillian Ferber [REDACTED]
Sent: January 14, 2025 2:26 PM
To: clerk@hamilton.ca
Subject: Municipal Land Transfer Tax opposition

External Email: Use caution with links and attachments

Dear Councilor,

I am writing to you as a resident of your ward to share my opposition to the consideration of a Municipal Land Transfer Tax outlined in report FCS24022(a) going before the General Here is the letter that Cornerstone Realtors Association is suggesting people send to their ward counsellor. Issues Committee on January 15. A municipal land transfer tax is an unfair tax on hopeful homebuyers. It isn't only a burden on first-time buyers but also on those hoping to purchase homes that are appropriate for growing families. The financial costs of purchasing a home are already extraordinarily difficult to save for. Implementing a municipal land transfer tax will mean residents must delay the dream of homeownership even longer. I am urging you to not support any exploration of a municipal tax and shut it down before it can go any further. Enough is enough. We cannot afford another unfair tax that will only make housing less affordable. Thank you for your consideration and your ongoing service to our community. Sincerely

7.2 (a)(mt)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Municipal Land Transfer Tax
Date: Tuesday, January 14, 2025 12:09:57 PM
Attachments: [Screenshot 2025-01-14 at 12.03.26 PM.png](#)
Importance: High

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Amanda Gibbons [REDACTED]
Sent: January 14, 2025 12:04 PM
To: clerk@hamilton.ca
Subject: Municipal Land Transfer Tax
Importance: High

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,

Amanda Gibbons - SRES, ABR

[REDACTED]

7.2 (a)(mu)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: No extra tax
Date: Tuesday, January 14, 2025 3:54:23 PM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: nirav patel [REDACTED]
Sent: January 14, 2025 3:48 PM
To: clerk@hamilton.ca
Subject: No extra tax

External Email: Use caution with links and attachments

Dear Cornerstone Members,

On Wednesday, January 15th, members of Hamilton City Council will hear a staff report on additional revenue tools, including a Municipal Land Transfer Tax (MLTT). City Staff are recommending Hamilton's MLTT be modeled after Toronto. Hamilton would have to seek provincial approval to implement an MLTT, as Toronto is the only municipality in Ontario permitted to levy a second land transfer tax. As an example, on a \$750,000 home, a buyer would have to pay: Provincial LTT: \$11,475 Municipal LTT: \$11,475 = \$22,950 in Total Land Transfer Taxes at time of closing. WE NEED YOUR HELP TO STOP THIS DOUBLE TAX! Cornerstone's government relations team have assembled a complete advocacy strategy to oppose an MLTT. If the City of Hamilton pursues and receives provincial approval, we're concerned additional municipalities within the Cornerstone market would follow suit. You can help by: Completing this petition and sharing it widely. Telling your local ward councillor to say 'NO' to a Municipal Land Transfer Tax in Hamilton .

Thanks

7.2 (a)(mv)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: NO MUNICIPAL LAND TRANSFER - ENOUGH IS ENOUGH / OPPOSITION TO ALL THE CRAZY NEW TAX SCHEMES
Date: Tuesday, January 14, 2025 11:56:40 AM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: [REDACTED]
Sent: January 14, 2025 11:53 AM
To: clerk@hamilton.ca
Cc: Office of the Mayor <Officeofthe.Mayor@hamilton.ca>; Ward 1 Office <ward1@hamilton.ca>; Ward 2 <ward2@hamilton.ca>; Office of Ward 3 City Councillor Nrinder Nann <ward3@hamilton.ca>; Ward 4 <ward4@hamilton.ca>; Francis, Matt <Matt.Francis@hamilton.ca>; Jackson, Tom <Tom.Jackson@hamilton.ca>; Pauls, Esther <Esther.Pauls@hamilton.ca>; Ward 8 Office <ward8@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Ward 11 <ward11@hamilton.ca>; Ward 12 Office <ward12@hamilton.ca>; Ward 13 <ward13@hamilton.ca>; Spadafora, Mike <Mike.Spadafora@hamilton.ca>; McMeekin, Ted <Ted.McMeekin@hamilton.ca>
Subject: NO MUNICIPAL LAND TRANSFER - ENOUGH IS ENOUGH / OPPOSITION TO ALL THE CRAZY NEW TAX SCHEMES

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

With exception of and respect towards the few on council who have shown restraint, experienced practicality and effective ward management skills - have the rest of you lost your minds considering yet another tax - an additional Municipal Land Transfer Tax(MLTT)? This in addition to the other new Taxation Schemes you have already proposed or pending;

i) Vacant Unit Tax

- ii) Rental Housing Tax (you call 'licensing' and already under provincial jurisdiction)
- iii) Rain Tax (you call Stormwater Fees for Rural Properties)

For Hamilton, the city where already exorbitantly higher property taxes and fees to accomplish anything have existed for decades, council seem intent on raising the taxation bar further beyond ludicrousness. The detrimental measures listed herein, including the latest contemplation of an additional Municipal Land Transfer Tax, will certainly negatively impact inward migration, stagnate growth, jobs, investment and cause people or business to go elsewhere. I will let others speak about the factual market damage you are causing to the City, and how you are creating a 'Hamilton Avoidance At All Costs' stigma. While other municipalities seek to attract people to live, work, invest and run businesses (see Burlington, Oakville, Mississauga, Niagara, Haldimand), you are driving the city into the ground by these initiatives making Hamilton a provincial 'unicorn' and unappealing destination.

We are in business, own a farm in rural Flamborough in addition to a locally run Real Estate, Building Construction and Maintenance Company. We are more than fed up with the way Hamilton cannot seem to manage it's finances despite already high area taxation and what seem like continual new taxation schemes. It's very simple - cut services and fluff programs if you cannot balance your books, and stop trying to gouge the public.

Focus

- i) REDUCE taxes and/or programs using prudent financial management
- ii) correct the once efficient - now atrocious - traffic congestion / transportation corridors of MAIN and KING Streets (between Dundurn and James)
- iii) fix roads permanently, not band-aid pot hole filling
- iv) get tough on crime caused by proliferating vagrants and
- v) stop the bike lane madness bottle-necking our roads

In our 29'th year of operating and working in the challenged greater Hamilton area, creating jobs for people and providing housing, we have commenced

exit-strategy discussions of leaving Hamilton and going elsewhere.

We would welcome conversation to discuss any of these matters further with the Mayor or any councilor, however based on past experience and lack of managerial ability displayed in WARD ONE (our former ward) over the last few years, we do not expect much if any response.

Regards,

Mr. Paul Martindale

7.2 (a)(mw)

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,

Bonnie Wheeler



7.2 (a)(mx)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: No to Double Tax
Date: Tuesday, January 14, 2025 12:19:03 PM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Phillip Maciel [REDACTED]
Sent: January 14, 2025 12:19 PM
To: clerk@hamilton.ca
Subject: No to Double Tax

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,
Phillip Maciel

7.2 (a)(my)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: No to MLTT!
Date: Wednesday, January 15, 2025 8:32:58 AM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Dana Gain [REDACTED]
Sent: January 14, 2025 10:07 PM
To: clerk@hamilton.ca
Subject: No to MLTT!

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,

Dana Gain, MBA | Broker
[REDACTED]

7.2 (a)(mz)

From: clerk@hamilton.ca
To: [Pilon, Janet](#)
Cc: [Carson, Katie](#)
Subject: FW: NO to MLTT
Date: Tuesday, January 14, 2025 12:18:43 PM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Maureen Gilleece [REDACTED]
Sent: January 14, 2025 12:17 PM
To: clerk@hamilton.ca
Subject: NO to MLTT

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration. Sincerely,

Maureen Gilleece

7.2 (a)(na)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: No to the Municipal Land Transfer Tax!
Date: Tuesday, January 14, 2025 12:33:36 PM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: [REDACTED]
Sent: January 14, 2025 12:30 PM
To: clerk@hamilton.ca
Subject: No to the Municipal Land Transfer Tax!

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council, I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Kind regards,

Paola D'Alesio

[REDACTED]

[REDACTED]

7.2 (a)(nb)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: NO!!!!
Date: Tuesday, January 14, 2025 11:33:33 AM
Attachments: [attachment.png](#)

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

City Hall is located on the ancestral territory of the Haudenosaunee Confederacy, the Anishinaabe and many other Indigenous peoples. It is also covered by the Dish with One Spoon Wampum agreement, which asks that all sharing this territory do so respectfully and sustainably in community.

From: Nancy Lundy [REDACTED]
Sent: January 14, 2025 11:28 AM
To: clerk@hamilton.ca
Subject: NO!!!!

External Email: Use caution with links and attachments

Dear Councillor,

I am writing to you as a resident of your ward to share my opposition to the consideration of a Municipal Land Transfer Tax outlined in report FCS24022(a) going before the General Issues Committee on January 15.

A municipal land transfer tax is an unfair tax on hopeful homebuyers. It isn't only a burden on first-time buyers but also on those hoping to purchase homes that are appropriate for growing families.

The financial costs of purchasing a home are already extraordinarily difficult to save for. Implementing a municipal land transfer tax will mean residents must delay the dream of homeownership even longer. I am urging you to not support any exploration of a municipal tax and shut it down before it can go any further. Enough is enough.

We cannot afford another unfair tax that will only make housing less affordable.

Thank you for your consideration and your ongoing service to our community. Sincerely,

Reliably,
Nancy Lundy

7.2 (a)(nc)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: OPPOSING ADDITIONAL MLTT ON HOME PURCHASES
Date: Wednesday, January 15, 2025 8:34:45 AM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Lisa Hamilton [REDACTED]
Sent: January 15, 2025 8:32 AM
To: clerk@hamilton.ca
Subject: OPPOSING ADDITIONAL MLTT ON HOME PURCHASES

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters.

At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Respectfully,


LISA HAMILTON
REAL ESTATE BROKER

7.2 (a)(nd)

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,

A large black rectangular redaction box covering the signature area.

Paul Busnello

7.2 (a)(ne)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Opposition to Hamilton MLTT
Date: Tuesday, January 14, 2025 1:26:44 PM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: NELSON ESCADA [REDACTED]
Sent: January 14, 2025 1:26 PM
To: clerk@hamilton.ca
Subject: Opposition to Hamilton MLTT

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely;
Nelson Escada

7.2 (a)(nf)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Opposition to MLTT
Date: Wednesday, January 15, 2025 8:31:49 AM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Amanda Smith [REDACTED]
Sent: January 14, 2025 7:14 PM
To: clerk@hamilton.ca
Subject: Opposition to MLTT

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

As a Realtor, and a homeowner....I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters, in addition make Hamilton a less desirable city to invest in and live in. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. This is an inconsiderate and greed driven approach. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,
Amanda Smith
Concerned Citizen, Realtor, Mother and Homeowner.

7.2 (a)(ng)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Proposed city land transfer tax
Date: Wednesday, January 15, 2025 8:31:44 AM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Kaitlin Juraschka [REDACTED]
Sent: January 14, 2025 6:09 PM
To: clerk@hamilton.ca
Subject: Proposed city land transfer tax

External Email: Use caution with links and attachments

I'm sure you've seen the template below already, but I wanted to add some personal notes. I was raised in Hamilton and came back here after university. I love living here, and am now raising my daughter here. As everyone knows, the cost of living is already high in so many areas of our lives, I cannot imagine the burden that this DOUBLE tax would add to my household as well as so many of my neighbours.

On a side note. I am sure the city could find areas of redundancy and inefficiency that could be streamlined to save the expenses that this proposed tax is meant to cover.

Thanks,
Kaitlin

WE NEED YOUR HELP TO STOP THIS DOUBLE Land transfer tax in Hamilton. On Wednesday, January 15th, members of Hamilton City Council will hear a staff report on additional revenue tools, including a Municipal Land Transfer Tax (MLTT). City Staff are recommending Hamilton's MLTT be modeled after Toronto. Hamilton would have to seek provincial approval to implement an MLTT, as Toronto is the only municipality in Ontario permitted to levy a second land transfer tax.

As an example, on a \$750,000 home, a buyer would have to pay:

Provincial LTT: \$11,475

Municipal LTT: \$11,475
= \$22,950 in Total Land Transfer Taxes at time of closing.

WE NEED YOUR HELP TO STOP THIS DOUBLE TAX!

7.2 (a)(nh)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Proposed Municipal Land Transfer Tax
Date: Tuesday, January 14, 2025 3:34:49 PM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Aldo Berlingieri [REDACTED]
Sent: January 14, 2025 3:26 PM
To: clerk@hamilton.ca
Subject: Proposed Municipal Land Transfer Tax

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

As a real estate lawyer practicing in Hamilton, I know that this proposed tax will negatively impact the real estate market in Hamilton. Hamilton currently provides affordable housing options and allows individuals and families to realize their dream of home ownership in a vibrant City. Another tax will definitely make this dream unattainable and drive purchasers further south (*ie.* St. Catharines, Welland and Niagara).

Yours Truly,

Aldo Berlingieri

[Redacted signature block]

7.2 (a)(ni)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Stop additional land transfer tax
Date: Wednesday, January 15, 2025 8:34:06 AM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Laur-Ann Camus [REDACTED]
Sent: January 15, 2025 4:57 AM
To: clerk@hamilton.ca
Subject: Stop additional land transfer tax

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

*Sincerely,
Laur-Ann Camus*

[REDACTED]

7.2 (a)(nj)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Taxes
Date: Wednesday, January 15, 2025 8:34:28 AM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services
City of Hamilton
magda.green@hamilton.ca

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-----Original Message-----

From: sharon brennan [REDACTED]
Sent: January 15, 2025 7:54 AM
To: clerk@hamilton.ca
Subject: Taxes

External Email: Use caution with links and attachments

How can you keep raising taxes when most people are just trying to survive as it is. So many people cannot even feed their families properly on their present income. And your idea of adding a municipal land transfer tax on top of the Ontario Land transfer tax to people trying to buy a home is shameful! Many people are struggling to afford a down payment on a home as it is and to think you could even think of adding this extra tax is unconscionable! You are drowning people in despair. Sharon Brennan [REDACTED]

7.2 (a)(nk)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Written delegation against MLTT
Date: Tuesday, January 14, 2025 11:45:34 AM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Jacquilyn German [REDACTED]
Sent: January 14, 2025 11:45 AM
To: clerk@hamilton.ca
Subject: Written delegation against MLTT

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters.

At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration. Sincerely,

Jacquilyn German

7.2 (a)(nl)

Pilon, Janet

Subject: FW: Municipal Land Transfer Tax outlined in report FCS24022

From: mailto: [REDACTED]
Sent: January 13, 2025 12:00 PM
To: mailto:clerk@hamilton.ca
Subject: Municipal Land Transfer Tax outlined in report FCS24022

External Email: Use caution with links and attachments Dear Councilor,

I am writing to you as a resident of your ward to share my opposition to the consideration of a Municipal Land Transfer Tax outlined in report FCS24022(a) going before the General Issues Committee on January 15. A municipal land transfer tax is an unfair tax on hopeful homebuyers. It isn't only a burden on first-time buyers but also on those hoping to purchase homes that are appropriate for growing families. The financial costs of purchasing a home are already extraordinarily difficult to save for. Implementing a municipal land transfer tax will mean residents must delay the dream of homeownership even longer. I am urging you to not support any exploration of a municipal tax and shut it down before it can go any further. Enough is enough. We cannot afford another unfair tax that will only make housing less affordable. Thank you for your consideration and your ongoing service to our community.

Sincerely,
Moe Hamzehian

7.2 (a)(nm)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Land transfer tax
Date: Wednesday, January 15, 2025 1:35:20 PM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Jason Reid [REDACTED]
Sent: January 15, 2025 1:29 PM
To: Pauls, Esther <Esther.Pauls@hamilton.ca>; clerk@hamilton.ca
Subject: Land transfer tax

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Cost cutting is what is needed.

Thank you for your time and consideration

Jason Reid
[REDACTED]

7.2 (a)(nn)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: MLTT
Date: Thursday, January 16, 2025 8:16:54 AM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Sue Taylor [REDACTED]
Sent: January 15, 2025 11:09 PM
To: clerk@hamilton.ca; Ward 13 <ward13@hamilton.ca>
Subject: MLTT

External Email: Use caution with links and attachments

Dear Madame Mayor, Members of Council and Alex Wilson,

I am writing to express my STRONG opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT).

Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters.

At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

I certainly hope our Ward 13 Councillor, Alex Wilson does the right thing and votes against this.

Thank you for your time and consideration.

Susan Taylor

7.2 (a)(no)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Opposing the MLTT
Date: Wednesday, January 15, 2025 1:49:49 PM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Tim [REDACTED]
Sent: January 15, 2025 1:44 PM
To: clerk@hamilton.ca
Subject: Opposing the MLTT

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

As a landlord, this would be an unfair cost that inevitably will result in rent increases to tenants on purchased properties.

Thank you for your time and consideration.

Sincerely,

Timur Belir

[REDACTED]

7.2 (a)(np)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Proposed Land Transfer Tax
Date: Thursday, January 16, 2025 11:22:18 AM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Sue Kelly [REDACTED]
Sent: January 16, 2025 11:18 AM
To: clerk@hamilton.ca
Subject: Proposed Land Transfer Tax

External Email: Use caution with links and attachments

Having recently assisted a first time buyer to scratch together a downpayment for his home we were thankful for the first time buyer rebate. However, your proposed increased Land Transfer Tax is abominable making it certain that new home buyers like him will be excluded from owning their own property and those who are seeking to change their current property will fail to put their homes on the market in order to avoid the above ridiculous, usurious tax.

If this is governance for the people, which your Council proudly proclaims is their policy, you have failed miserably. It is a disgusting money grab for lack of any intelligent options: eg the scandalous waste of money and failure to boost local suppliers evidenced by the "tiny houses" scandal. You should be ashamed of yourselves.

7.2 (a)(nq)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Proposed Municipal Land Transfer Tax
Date: Thursday, January 16, 2025 9:26:48 AM
Attachments: [image001.jpg](#)

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: Anthony Valeri [REDACTED]
Sent: January 16, 2025 8:50 AM
To: clerk@hamilton.ca
Subject: Proposed Municipal Land Transfer Tax

External Email: Use caution with links and attachments

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

As a real estate lawyer practicing in Hamilton, I know that this proposed tax will negatively impact the real estate market in Hamilton. Hamilton currently provides affordable housing options and allows individuals and families to realize their dream of home ownership in a vibrant City. Another tax will

definitely make this dream unattainable and drive purchasers further south (*ie.* St. Catharines, Welland and Niagara).

Yours Truly,

Anthony Valeri, B.A. (Hons.), J.D., MBA

[Redacted signature block]

[Redacted text with a question mark icon]

[Redacted text block]

7.2 (a)(nr)

From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Stop the double tax MLTT
Date: Thursday, January 16, 2025 8:16:25 AM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

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From: [REDACTED]
Sent: January 16, 2025 12:25 AM
To: Kroetsch, Cameron <Cameron.Kroetsch@hamilton.ca>; clerk@hamilton.ca
Subject: Stop the double tax MLTT

External Email: Use caution with links and attachments

Good Day

I am a property land owner in Hamilton Ontario I belong to Ward 2

I am very disturbed with the new approach on taking money out of the peoples hands and pockets and making our city of tents

This Double tax on the purchase of a home is a huge cash grab and not endorsed by us the public people

As I understand it the Members of Hamilton City counsel will be hearing from staff report on additional revenues tools, including Land Transfer Tax (MLLT) recommendations

They want to model our Hamilton as Toronto To seek provincial approval to implement a MLTT as Toronto is the only municipality in Ontario permitted to levy a Second land transfer tax

So , \$750,000 home buyer will have to pay upon closing

Provincial \$11,475

Municipality \$11,475

Upon closing a smack in the jaw./// \$\$22,950 along with all the other closing costs

I am NOT IN FAVOUR OF THIS nor anyone else I have come across
Hamilton is looking more and more unappealing to buy or sell and live in

STOP THE DOUBLE TAX
STOP THE DOUBLE TAX

I would appreciate a response and update on my concern
Maria Torres

[REDACTED]

Thank you for your time



AUDIT, FINANCE AND ADMINISTRATION COMMITTEE

MINUTES AFAC 25-001

9:30 a.m.

January 16, 2025

Council Chambers (Hybrid), City Hall, 2nd Floor
71 Main Street West, Hamilton, Ontario

Present: Councillors M. Spadafora (Chair), J. Beattie (Vice-Chair) (virtually), B. Clark, T. Hwang, C. Kroetsch, M. Tadeson, A. Wilson (virtually) and M. Wilson

1. CALL TO ORDER

Committee Chair M. Spadafora called the meeting to order at 9:30 a.m.

2. CEREMONIAL ACTIVITIES

There were no ceremonial activities.

3. APPROVAL OF AGENDA

(Hwang/Tadeson)

That the agenda for the January 16, 2025 Audit, Finance and Administration Committee meeting, be approved, as presented.

CARRIED

4. DECLARATIONS OF INTEREST

There were no declarations of interest.

5. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

5.1 December 5, 2024

(Kroetsch/Beattie)

That the minutes of the December 5, 2024 Audit, Finance and Administration Committee, be adopted, as presented.

CARRIED

6. DELEGATIONS

6.1 Karl Andrus, Hamilton Community Benefits Network, respecting policy for future social engagement around budget practices

Karl Andrus, Hamilton Community Benefits Network, addressed Committee respecting policy for future social engagement around budget practices with the aid of a presentation and a handout.

6.2 Henry Morris, respecting an appeal to the committee for the full grant of the backwater valve grant

Henry Morris addressed Committee respecting an appeal to the committee for the full grant of the backwater valve grant with the aid of a handout.

(a) Staff Supporting Documentation respecting Henry Morris, respecting an appeal to the committee for the full grant of for backwater valve grant

(Kroetsch/Hwang)

- (a) That the Delegation from Karl Andrus, Hamilton Community Benefits Network, respecting policy for future social engagement around budget practices be received and referred to the Mayor for consideration and request a report back through the Budget process;
- (b) That the Delegation from Henry Morris, respecting an appeal to the committee for the full grant of for backwater valve grant, be received; and,
- (c) That the Staff Supporting Documentation respecting Henry Morris, respecting an appeal to the committee for the full grant of for backwater valve grant, be received.

CARRIED

(Kroetsch/Hwang)

- (a) That staff be directed to report back to the Audit, Finance and Administration Committee in Q3 2025 with the following:
 - (i) an outline of the process for all matters subject to adjudication by the Audit, Finance and Administration Committee; and
 - (ii) any recommendations, either through a memo or other written document as a standard template to use as a way to provide context for their decision.

Councillor Kroetsch WITHDREW the motion.

7. ITEMS FOR INFORMATION

**7.1 AUD21004(a)
Cyber Security Follow Up Audit – Planning Summary (City Wide)**

(Clark/Hwang)

That consideration of Item 7.1, AUD21004(a), respecting Cyber Security Follow Up Audit, be deferred until after Closed Session.

CARRIED

8. PUBLIC HEARINGS

**8.1 FCS24016(a)
Community Benefits Charges By-Law Amendment**

The Chair advised that the non-statutory public meeting respecting Item 8.1 is being held to present and obtain public input on the City's proposed Community Benefits Charges By-Law Amendment. The Chair further advised that notice of the public meeting was published in the Hamilton Spectator on December 14, 2024 and on the City's website, inviting interested parties to make representations at today's meeting. Any person in attendance was able make representation.

Chair Spadafora called three times for public delegations and no one came forward.

(Tadeson/Kroetsch)

- (a) That there were no public submissions received regarding this matter; and,
- (b) That the public meeting be closed.

Result: Motion CARRIED by a vote of 7 to 0, as follows:

YES - Ward 1 Councillor Maureen Wilson
YES - Ward 2 Councillor Cameron Kroetsch
ABSENT - Ward 4 Councillor Tammy Hwang
YES - Ward 9 Councillor Brad Clark
YES - Ward 10 Councillor Jeff Beattie
YES - Ward 11 Councillor Mark Tadeson
YES - Ward 13 Councillor Alex Wilson
YES - CHAIR - Ward 14 Councillor Mike Spadafora

(M. Wilson/Tadeson)

That Report FCS24016(a) dated January 16, 2025, Community Benefits Charges By-Law Amendment, be received and the following recommendations be approved:

- (a) That the Community Benefits Charges By-Law Amendment, Appendix "A" to Report FCS24016(a), be passed and enacted.

Result: Motion CARRIED by a vote of 8 to 0, as follows:

YES - Ward 1 Councillor Maureen Wilson
YES - Ward 2 Councillor Cameron Kroetsch
YES - Ward 4 Councillor Tammy Hwang
YES - Ward 9 Councillor Brad Clark
YES - Ward 10 Councillor Jeff Beattie
YES - Ward 11 Councillor Mark Tadeson
YES - Ward 13 Councillor Alex Wilson
YES - CHAIR - Ward 14 Councillor Mike Spadafora

9. ITEMS FOR CONSIDERATION

9.1 AUD25001

Audit of Contract Payments to DARTS

Charles Brown, Auditor General, addressed Committee respecting Audit of Contract Payments to DARTS with the aid of a presentation.

(Hwang/Kroetsch)

- (a) That the presentation from Charles Brown, Auditor General, respecting Audit of Contract Payments to DARTS, be received; and
- (b) That Report AUD25001, respecting Audit of Contract Payments to DARTS be received and the following recommendations be approved:
 - (i) That Audit Report titled "Audit of Contract Payments to DARTS", attached hereto as Appendix "A", be received;
 - (ii) That the management responses, as detailed in Appendix "A" to Report AUD25001 be approved; and
 - (iii) That the General Manager of Public Works be directed to implement the management responses (contained in Appendix "A" to Report AUD25001) and report back to Audit, Finance and Administration Committee by December 31, 2025, on the nature and status of actions taken in response to the audit report.

Result: Motion CARRIED by a vote of 8 to 0, as follows:

YES - Ward 1 Councillor Maureen Wilson
YES - Ward 2 Councillor Cameron Kroetsch
YES - Ward 4 Councillor Tammy Hwang
YES - Ward 9 Councillor Brad Clark
YES - Ward 10 Councillor Jeff Beattie
YES - Ward 11 Councillor Mark Tadeson
YES - Ward 13 Councillor Alex Wilson
YES - CHAIR - Ward 14 Councillor Mike Spadafora

10. MOTIONS

10.1 Development Charges By-Law and Complaints under Section 20 of the Development Charges Act

(M. Wilson/Kroetsch)

- (a) That staff be directed to report back to the Audit, Finance and Administration Committee with information on the following:
- (i) The number of formal Development Charges complaints received by the Clerk under Section 20 of the *Development Charges Act* in 2024 and how this compares to the number of Section 20 complaints received in 2019, 2020, 2021, 2022 and 2023;
 - (ii) How small- to medium-sized businesses/investors and residents are apprised of possible development charges for their development projects; and,
 - (iii) Any recommendations on how the City could improve information provided to the public regarding Hamilton's Development Charges By-Law.

Result: Motion CARRIED by a vote of 8 to 0, as follows:

YES - Ward 1 Councillor Maureen Wilson
YES - Ward 2 Councillor Cameron Kroetsch
YES - Ward 4 Councillor Tammy Hwang
YES - Ward 9 Councillor Brad Clark
YES - Ward 10 Councillor Jeff Beattie
YES - Ward 11 Councillor Mark Tadeson
YES - Ward 13 Councillor Alex Wilson
YES - CHAIR - Ward 14 Councillor Mike Spadafora

11. NOTICES OF MOTION

There were no Notices of Motion.

12. PRIVATE AND CONFIDENTIAL

Committee determined that discussion of Item 12.1 was not required in Closed Session; therefore, the matter was addressed in Open Session, as follows:

12.1 Closed Session Minutes – December 5, 2024

(Hwang/Beattie)

That the Closed Session minutes of the December 5, 2024 Audit, Finance and Administration Committee meeting, be adopted and remain confidential.

CARRIED

(Tadeson/Hwang)

That Darren Jones and Aron Feuer of Valencia Risk be permitted to attend the Closed Session portion of the Audit, Finance and Administration Committee respecting Item 12.2, Confidential Appendix “A” to Report AUD21004(a), respecting Cyber Security Follow Up Audit - Planning Summary.

Result: Motion CARRIED by a vote of 8 to 0, as follows:

- YES - Ward 1 Councillor Maureen Wilson
- YES - Ward 2 Councillor Cameron Kroetsch
- YES - Ward 4 Councillor Tammy Hwang
- YES - Ward 9 Councillor Brad Clark
- YES - Ward 10 Councillor Jeff Beattie
- YES - Ward 11 Councillor Mark Tadeson
- YES - Ward 13 Councillor Alex Wilson
- YES - CHAIR - Ward 14 Councillor Mike Spadafora

(Tadeson/Hwang)

That the Audit, Finance and Administration Committee move into Closed Session respecting Item 12.2, pursuant to Section 9.3, Sub-section (a) of the City's Procedural By-law 21-021, as amended, and Section 239(2), Sub-section (a) of the *Ontario Municipal Act, 2001*, as amended, as the subject matter pertains to the security of the property of the municipality or local board.

Result: Motion CARRIED by a vote of 8 to 0, as follows:

- YES - Ward 1 Councillor Maureen Wilson
- YES - Ward 2 Councillor Cameron Kroetsch
- YES - Ward 4 Councillor Tammy Hwang
- YES - Ward 9 Councillor Brad Clark

YES - Ward 10 Councillor Jeff Beattie
YES - Ward 11 Councillor Mark Tadeson
YES - Ward 13 Councillor Alex Wilson
YES - CHAIR - Ward 14 Councillor Mike Spadafora

The Audit, Finance and Administration Committee resolved into closed session at 11:48 a.m.

The Audit, Finance and Administration Committee meeting reconvened in Open Session at 12:30 p.m.

12.2 Confidential Appendix “A” to Report AUD21004(a), respecting Cyber Security Follow Up Audit

For disposition of this item, refer to Item 7.1

7. ITEMS FOR INFORMATION (CONTINUED)

**7.1 AUD21004(a)
Cyber Security Follow Up Audit – Planning Summary (City Wide)**

(Clark/Kroetsch)

That staff review the content of Confidential Appendix “A” to Report AUD21004(a) and release any information that can be released to the public.

Result: Motion CARRIED by a vote of 8 to 0, as follows:

YES - Ward 1 Councillor Maureen Wilson
YES - Ward 2 Councillor Cameron Kroetsch
YES - Ward 4 Councillor Tammy Hwang
YES - Ward 9 Councillor Brad Clark
YES - Ward 10 Councillor Jeff Beattie
YES - Ward 11 Councillor Mark Tadeson
YES - Ward 13 Councillor Alex Wilson
YES - CHAIR - Ward 14 Councillor Mike Spadafora

(Hwang/Kroetsch)

- (a) That Report AUD21004(a), respecting Cyber Security Follow Up Audit – Planning Summary, be received; and
- (b) That the information in Confidential Appendix “A” to Report AUD21004(a), respecting Cyber Security Follow Up Audit – Planning Summary that is considered to be confidential following the review, remain confidential.

CARRIED

13. ADJOURNMENT

There being no further business, the Audit, Finance and Administration Committee, adjourned at 12:35 p.m.

Respectfully submitted,

Tamara Bates
Legislative Coordinator
Office of the City Clerk

Councillor M. Spadafora,
Chair, Audit, Finance and Administration
Committee



Office of the Auditor General City of Hamilton

Audit of Contract Payments to DARTS



January 16, 2025

Dennis Guy, Senior Audit and Investigations Specialist

Domenic Pellegrini, (Retired) Senior Audit and Investigations Specialist

Cindy Purnomo Stuve, Audit and Investigations Analyst

Brigitte Minard, Deputy Auditor General

Charles Brown, Auditor General

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Executive Summary

The objectives of this audit were to assess the administration of certain contract payments to DARTS, with a view to concluding on the veracity of payments made, adherence to certain contract terms, as well as the effectiveness of management, system and oversight processes for ensuring compliance with the agreement.

This audit was launched as a “spontaneous audit” (at the discretion of the Auditor General) upon receiving and evaluating a complaint received in late 2023 regarding certain anomalies in the amount of trip subsidies paid to, and received by DARTS, which suggested certain amounts claimed by DARTS had led to persistent overpayments.

According to the Master Operational Agreement (MOA) which is currently in effect on a month-to-month basis, the City agrees to reimburse DARTS for forgone fares (“free trips”) that the City specifies and designates as “special events”, as well as for other defined circumstances. This results in the City paying to DARTS an additional amount of compensating subsidy each month. The monthly amount of special event subsidy has historically been based on reports submitted by DARTS. In their complaint to the Office of the Auditor General (OAG), the City’s Accessible Transportation Services (ATS) Section became concerned that DARTS was incorrectly coding some trips as “special events”, thus not collecting fares from passengers when they should have been, or in some cases coding trips as “special events” even when passenger fares were collected, thus doubling the amounts received for those trips.

After preliminary review of the information indicated that these erroneous payments may have been persistent over many years, the OAG analyzed claims as far back as 2012 and found evidence of significant overpayment. A scope of audit was established that addressed the following lines of enquiry:

- What is the quantum of overpayment made to DARTS over the period from 2012 to 2023?
- How did these overpayments happen?
- What control weaknesses led to the overpayments?
- Were the overpayments a deliberate act?
- What should be done about the overpayments?

The main actors involved in the administration of accessible transit subsidy is DARTS, which tracks fares and performs the coding that establishes the amount of subsidy due from the City, and ATS, which has an oversight role in managing the DARTS contract. The main system used for ride and fare administration is Trapeze. Although the system is technically owned by the City, ATS has limitations

in accessing this application for verification purposes, and relies on DARTS for important data and reports, as it is in the custody and control of DARTS. It is our understanding that this has been a contentious situation for ATS because of having to rely so significantly on DARTS for information and data extracts for the purposes of monitoring.

As far as the OAG's audit methodology is concerned, the audit relied on extensive analysis of ride booking and financial data provided by ATS and the City's Finance and Administration section, with a particular focus on the number of trips recorded in performance reports and how the trips were coded. For greater efficiency, the entire quantum of overpayment was identified for the period 2018 through 2023 (five years) by analyzing all transactions, and the amount of error for the balance of the years 2012 through 2017) where identified errors occurred was estimated by extrapolation.

There were three (3) categories of subsidy that were subject to analysis for overpayment. For the first category, "payments for passenger registration", the total subsidy for the period 2018-2023 was negligible, therefore no further work was done. For the second category, "payments for support persons", total subsidy for the period was \$782,387. Our analysis of subsidy data from 2023 showed that the overpayment in this category was less than 1% of total subsidy which we deemed as immaterial, so no further analysis was completed.

For the third category of subsidy, "payments for special event trips", the quantum of error was more significant. According to OAG's analysis, the amount of overpayment for years 2018-2023 was \$115,934. As a percent of total subsidized fares this was 3.4%, or approximately \$19,322 per year. On this basis, our projection of likely error for the entire period 2012 through 2023 was \$230,000. However, the error rates for 2020 and 2021 were likely an anomaly due to the very low amounts of subsidy during COVID, which have the effect of dampening the overall rate for the projections, which would make the estimate overly conservative. Using an overall error rate calculated without those anomalous years, we projected a total amount of overpayment during 2012-2023 as \$263,000.

It is important to understand that there are two possible scenarios in which erroneous claims could be generated, and they involve two different types of error.

The first error type (type A) occurs when a fare is collected from a passenger and is erroneously coded as a subsidized trip. This results in the double collection of revenue by DARTS. At the year-end reconciliation, the amount of error would be naturally corrected as the City, with the way the contract is administered, ends up clawing back surplus or making up any DARTS deficits depending on the circumstances.

The second error type (type B) occurs when a fare is not collected from a passenger for what is erroneously recorded as a subsidized trip. This results in a revenue loss that is ultimately borne by the City.

Insofar as what should be done about the overpayments, OAG concluded there is little in the way of meaningful action that can be implemented to recover the lost amounts. DARTS expenses are fully funded by the City, with any deficits funded and surpluses being recovered. In theory, the way to address the overpayments would be to collect from passengers in years past who should have paid full fare but were covered erroneously by City subsidy. In our estimation, this would be impractical.

Regarding the question of how this was allowed to happen, OAG found that these errors stemmed from inaccurate and/or careless data entry of ride booking codes. OAG found no evidence that DARTS staff intentionally manipulated the data to recover more subsidy than they should have. In fact, there is little incentive or benefit from them doing so. Having said that however, it could also be said that there is little incentive for DARTS to ensure a high level of accuracy in coding these trips, given the current contractual arrangements and lack of consequences for error.

In reviewing how subsidized ride administration is organized and administered, we found a number of contributing control weaknesses that should be addressed to mitigate mistakes like this in the future:

- ATS staff do not have independent access to Trapeze functionalities and relevant data that could be beneficial to their oversight role.
- Clear communication of designated "special events", along with instructions / reminders of using designated ride booking codes for their intended use, is generally lacking.
- The Master Operational Agreement (MOA) between the City and DARTS is out of date.
- ATS is reliant on accurate input by DARTS, and on gaining timely access to it.
- The current MOA lacks any incentives or contractual tools that motivate DARTS to ensure quality/accuracy of data, and lacks meaningful mechanisms to address shortfalls in DARTS performance generally.

OAG made four (4) recommendations which are listed at the end of this report.

Audit Objectives

The overall objectives of this audit were to assess the administration of certain contract payments to DARTS, with a view to concluding on the veracity of payments made, adherence to certain contract terms, as well as the effectiveness of management, system and oversight processes for ensuring compliance with the agreement. More specifically, the purpose of the review was to investigate the overpayment of subsidies for forgone fares, and determine the nature and extent of the problem and recommend improvements to any control weaknesses.

Background

The City and DARTS entered into a Master Operational Agreement (MOA) on July 1, 2012. Although the MOA expired on June 30, 2017, it is still in effect on a month-to-month basis. Section 3.2.3 of the MOA refers to Service Fares and Charges, and item (g) of this section indicates that the City agrees to reimburse the contractor (DARTS) for forgone fares as provided in items (d) support persons, (e) special events, and (f) passenger registrations for orientation interviews.

More specifically, the MOA indicates that the City agrees to reimburse DARTS for forgone fares as follows:

- 3.2.3 (d) Support persons to regular passengers shall not pay a fare and / or other fee.
- 3.2.3 (e) The City may direct the Contractor to forego collection of fares for trips to and from special events that may be designated by the City from time to time.
- 3.2.3 (f) Applicants to the service and their support person or companion travelling to and from a registration and orientation interview, as outlined in the "Passenger Registration Support Services" section (3.3.10) of the Agreement, shall not pay a fare and / or other fees.

In November of 2023, Accessible Transportation Services (ATS), responsible for managing the City's agreement with DARTS, noticed that the number of "special events" (free trips subsidized by the City) were greater than expected. After closer inspection, ATS determined that DARTS appeared to be using the "special events" to code for group booking trips as well true "special events". This would be contrary to the MOA as outlined above, which clearly specifies - "the City may **direct** the contractor to forego collection of fares for trips to and from special events that may be **designated** by the City from time to time". That is, it should be the City's Accessible Transportation Services (ATS) that determines what is considered a special event, not DARTS.

Upon receiving the complaint from ATS, (Fraud and Waste Report #70283), the Office of the Auditor General conducted a preliminary assessment of the data, and because of various discrepancies found in the administration of forgone revenues, decided to conduct an audit of payment for ride bookings that are eligible for reimbursement as part of the Master Operating Agreement (MOA) between the City of Hamilton (the City) and DARTS.

Scope and Methodology

An audit scope was established that addressed the following lines of enquiry:

- What was the quantum of overpayment made to DARTS over the period from 2012 to 2023?
- How did these overpayments happen?
- What control weaknesses led to the overpayments?
- Were the overpayments a deliberate act?
- What should be done about the overpayments?

As far as audit methodology is concerned, the OAG relied on extensive analysis of ride booking and financial data provided by ATS and the City's Finance and Administration Section, with a particular focus on the number of trips recorded in performance reports and how the trips were coded. For greater efficiency, the entire quantum of overpayment was identified for the period 2018 through 2023 (five years) by analyzing all transactions, and the amount of error for the balance of the years 2012 through 2017) where identified errors occurred was estimated by extrapolation.

Detailed Findings

Overpayments

There were 3 categories of subsidy that were subject to analysis for overpayment – reimbursement for passenger registrations, compensation for forgone fares related to support persons and for rides to special events designated by the City. Each category was carefully reviewed as follows:

Passenger Registrations

During the six-year period from 2018—2023, the total subsidy paid to DARTS for passenger registration and orientation interviews was \$333.

This amount was considered negligible, therefore, no further work was done.

Support Persons

During the six-year period from 2018-2023, the total subsidy paid to DARTS for Support Persons was more than \$780,000.

Before embarking on a review of all six (6) years, OAG performed analysis on a one-year extract of this data and compared the subsidy paid to DARTS (as reported to ATS) to the subsidy that *should* have been paid to DARTS in 2023. The 2023 analysis revealed that the overpayment was less than 1%, or \$847.

This amount was not considered material. Therefore, no further work was done to determine any overpayments for previous years.

Special Events

According to data supplied to OAG by ATS, during the six-year period from 2018-2023, the total subsidy paid to DARTS was \$136,735. OAG performed analysis to identify the amount of overpayment of subsidy in each of those years – 2018-2023 inclusive. A summary of the results is contained in the chart, “Special Events Analysis”, on page 9.

Special Events Analysis

	2018	2019	2020	2021	2022	2023	Total 2018-2023
Subsidy (a)	\$ 33,105	\$ 47,663	\$ 7,787	\$ 790	\$15,434	\$ 31,956	\$ 136,735
Recalculated Subsidy (b)	\$ 831	\$1,089	\$ 11,034	\$ 5,538	\$ 1,401	\$ 908	\$ 20,801
Under/(Over) Payment (c) = (b-a)	(\$ 32,274)	(\$ 46,574)	\$ 3,247	\$ 4,748	(\$ 14,033)	(\$ 31,048)	(\$ 115,934)
Subsidy Issued as % of Recalculated Subsidy (d = a/b)	3984%	4377%	71%	14%	1102%	3519%	657%
Total Fare Revenue (e)	\$ 708,178	\$ 864,450	\$ 333,105	\$ 306,598	\$ 523,562	\$ 720,365	\$ 3,456,258
Under/(Over) Payment as % of Fare Revenue (f) = (c/e)	(4.6%)	(5.4%)	1.0%	1.5%	(2.7%)	(4.3%)	(3.4%)

The analysis showed that annual under / over payments for special events could be as high as \$46,574 out of \$47,663 in actual paid out subsidy (98%). In fact, the actual subsidy payments for special events to DARTS were more than 6 and a half times higher (657%) than the amount recalculated by the OAG. Having said that, during the two years affected by COVID, DARTS was underpaid for these subsidies, so it wasn't necessarily consistent. However, these amounts we considered immaterial. Further, we decided to calculate the overpayments as a percent of all subsidy fares and found they were ranging from 1.0% underpaid to 5.4% overpaid, respective of the total revenue for special events.

The lack of data prevented any detailed analysis of subsidy overpayments for the six (6) years from 2012-2017, inclusive. Therefore, estimations had to be made to account for the period from 2012-2017. These estimations were based on the trends we observed in 2018-2023, using two different assumptions. Using a straight average of percent of error over the six years 2018-2023 and applying it to the earlier 2012-2017 period, the total overpayment for 12 years was estimated to be \$230K. Extrapolation using an average error rate that did not include the COVID years resulted in a calculation of \$263K overpayment. We therefore concluded the overpayment for the 12 years 2012-2023 inclusive was likely in the range of \$230-263K.

How the Overpayments Occurred

The reason for the overpayments was quite simply inaccurate data entry of ride booking codes. This was not caught in the City’s oversight, in part, due to the City’s lack of custody and control over the software application and captured data, which is detailed in the section below titled “Noted Control Weaknesses”.

Ticket-to-Ride

For example, DARTS was inconsistent when booking ‘special event’ trips to-and-from Hamilton Tiger-Cat home games. Consistent with conventional transit, DARTS passengers ride for free to Hamilton Tiger Cat home games by showing their gameday ticket. This program, called “Ticket-to-Ride” by the HSR is one type of event designated as a “special event”; therefore, it is considered a forgone fare as outlined in the Master Operating Agreement (Section 3.2.3).

Of the 216 trips that DARTS provided to-and-from Tim Horton’s Field during the 2023 season, only 134 were properly coded as special events; 52 were coded as group bookings, and a variety of other codes were used for the remaining 30.

Group Bookings

Another example of DARTS’ inconsistent data entry occurred with group booking codes. They often used codes that have nothing to do with the event itself.

During our analysis, we found rides to Hamilton Tiger-Cat home games that used group codes like “Frame”, “Steve”, “foot”, “York”, and others. These codes do not reflect the designation of a “special event” and therefore were not captured accurately to reflect the intended forgone fare.

We also found instances of rides to the NHL Heritage Classic, hosted by Hamilton in 2022, that were booked with the code “Bulldog”; yet Hamilton Bulldog games are not designated as a special event and therefore do not qualify as forgone fares.

We found too many instances of inconsistent / inaccurate codes being used for group bookings to list here, however, one example was the use of the code “PANAM” when booking rides for people to get to isolation centres during COVID.

Rides to Polling Stations (Municipal, Provincial, and Federal Elections)

Between 2018 and 2023 there were six elections: two Federal elections, two Provincial elections, and two Municipal elections. To promote voter turnout, the

HSR / ATS declares rides to polling stations as “special events”, so that passengers are not charged for these rides.

DARTS only used the booking code “VOTE” to indicate rides to a polling station during the 2019 Federal election. This code was not used for the other five elections (2021 Federal, 2018 and 2022 Provincial, 2018 and 2022 Municipal).

COVID-19

The HSR and DARTS did not collect fares between March 19 – June 30, 2020 due to the COVID-19 pandemic. The 6,500 rides that DARTS provided during that period were booked inconsistently as either “same day” or “C-19” at a ratio of 5:1. A ride booked as “same day” wouldn’t get captured as a forgone fare since it is a code used regularly during day-to-day service.

In comparison, all 1,424 of the free rides to vaccination clinics were coded as “VAX”, which was confirmed to align with the location of inoculation sites in the city.

Overall, OAG concluded that:

- DARTS was inconsistent in identifying free trips to events that ATS considers “special events”.
- DARTS was inconsistent when using group codes.
- There were inconsistencies on whether elections are considered “special events”
- There were errors on the treatment of rides during the first wave of the COVID-19 pandemic in the first half of 2020.

Noted Control Weaknesses

OAG identified control weaknesses in the following areas:

Data/Digital Asset Custody and Control

Trapeze is the computer software application designed to register accessible transit clients, as well as to book trips, schedule, and dispatch vehicles. It is also used for trip planning, and real time vehicle location.

The security of the data collected on trip information is not under the City’s control. The data regarding DARTS’ clients trip information, is retained in the Trapeze software. Access to this data is controlled by DARTS, and is stored by an external

service providers. Therefore, even though ATS relies on this data to calculate and verify the subsidy owed to DARTS, it depends on others for the security of this information. Adding to this lack of data control is that DARTS can make changes to this information at any time.

So, to perform an oversight role on the contract, ATS relies heavily on the data and access to data DARTS provides it. ATS staff do not have any independent access to Trapeze functionalities and relevant data that could be beneficial to their oversight role. Indeed, they have less access than was provided to the OAG during the audit. Since the City manages the contract with Trapeze it could be argued that it should therefore maintain custody and control of the Trapeze application and the service data.

This control weakness was previously identified by the Office of the Auditor General (OAG) during a recent audit of fleet management and vehicle safety (Report AUD22007) remains as of the writing of this report. Specifically, the OAG recommended in Appendix "C" to Report AUD22007:

"Recommendation 6: We recommend that the Trapeze application and the service data be under the control of the City. The Transit Division needs access to all the Trapeze functionalities and captured data, and this should be a critical requirement of the terms that form part the next agreement with a contractor. Consideration should also be given to having future contracts include some level of authority over routing decisions by the City."

Need for Clear Direction

The audit found that clear communication of designated "special events", along with instructions / reminders of using designated ride booking codes for their intended use, was generally lacking.

A list of all designated "special events" (as qualified in the Master Operating Agreement) was requested from ATS to determine whether DARTS is compliant with the City's direction. The list provided by ATS did not appear to be complete.

The need for formal communications that are timely, effective, and sufficient regarding contract management practices was recently identified in Appendix "C" to Report AUD22007:

"Recommendation 4: We recommend that Transit's contract management practices be improved to ensure adequate contract management documentation is maintained by the City, including for amendments, non-conformances, and penalties, ensuring that contract management administrative requirements are strictly adhered to, maintaining appropriate contractor boundaries, and

formal communications with them are timely, effective, and sufficient.”

Master Operating Agreement

The Master Operational Agreement (MOA) between the City and DARTS is out of date, having expired in 2017 and it continues to be in effect on a month-to-month basis. The agreement indicates that the City is to reimburse DARTS for fare revenue that DARTS may have lost for providing free transportation to its clients. However, it only limits reimbursement for such foregone fares to Support Persons, Special Events and Passenger Registrations.

As previously mentioned, ATS oversight is constrained by lack of independent access and/or control of the data. It is reliant on accurate input by DARTS of data, and on the timely access to it. This needs to be addressed in a future contract.

In addition, the current MOA lacks any incentives or contractual tools that would motivate DARTS to ensure accuracy in the data, and does not have meaningful mechanisms to address shortfalls in DARTS performance.

The need for a new, modern legal document that meets the City’s requirements was recently identified in Appendix “C” of another audit of DARTS - AUD22007:

“Recommendation 1: We recommend that the existing Memorandum of Agreement (MOA) be substantially redesigned with a view to ensuring safe and efficient operations, clear standards, and effective remedies and contingencies. The MOA is dated, and lacks many critical areas of contract language such as driver training, vehicle safety, remedies for non-performance or conformance, penalties for non-compliance, vehicle specifications and standards, etc. A new, modern legal document that meets the City’s requirements is needed.”

Were the Overpayments Deliberate?

The audit did not find any evidence that DARTS staff intentionally manipulated the data to recover more than they should have. In fact, there is no incentive or benefit for DARTS to do so. Not only does the City subsidize DARTS for revenue foregone in providing free service to its passengers that are attending special events, at the end of each year the City also provides DARTS with a much larger payment that effectively makes it whole if it runs a deficit. This payment (referred to as the Municipal Contribution in the Financial Statements) is used to offset DARTS’ total expenditures so that it balances to total revenue. At year end DARTS is therefore compensated for any shortfall in unfunded expenses, and the City claws back any surpluses – essentially operating under a breakeven model.

Having said this however, there is also little incentive for DARTS to ensure a high level of accuracy in coding these special event trips, given the current contractual arrangements and lack of consequences for error.

What Should be Done About the Overpayments?

Recovery of the overpayment would essentially require a complete analysis going back to 2012, calculating the exact overpayments for the first six years, as well as identifying which type of errors led to the overpayments.

There were two different types of error that occurred, each with different implications for loss to the City.

The first error type (type A) occurs when a fare is collected from a passenger and is erroneously coded as a subsidized trip. This results in the double collection of revenue to DARTS. At the year-end reconciliation, the amount of error would be naturally corrected as the City, with the way the contract is administered, ends up clawing back surplus or making up DARTS deficits depending on the circumstances.

The second error type (type B) occurs when a fare is not collected from a passenger for what is erroneously recorded as a subsidized trip. This results in a revenue loss that is ultimately borne by the City.

Making the City whole for past overpayments would require collecting money from passengers who were not charged when they should have been, as far back as 2012. This task would be a complex undertaking. Even if it were feasible, it would likely cost more to administer than the revenue collected. It would require up-to-date contact information for passengers that had travelled many years ago, and communication with each of them individually.

OAG arrived at the conclusion there is little in the way of meaningful action that can be implemented to recover the lost amounts, and that recovery would likely be impractical.

Recommendations and Management Responses

OAG made the following recommendations:

Recommendation 1

That HSR management ensure the inclusion of terms in a new Master Operating Agreement (MOA) with DARTS that would facilitate stronger oversight capabilities, and incentive and penalty mechanisms to more confidently assure contract compliance and quality of data.

Management Response

Agree.

The City's Transit Division will ensure that any new Agreement for contracted services is updated in accordance with audit findings and industry best practices to facilitate stronger oversight and contract compliance, including incentives and penalties as may be required.

Estimated Completion: Q4 2025.

Recommendation 2

That Accessible Transportation Services (ATS) consider hosting all ride booking software and data in-house which could include a cloud-based solution so long as HSR/ATS retains administrative privileges, or in the alternative obtain unambiguous rights to full read access and data extraction capability without the necessity of going through DARTS.

Management Response

Agree.

In 2023, ATS began meeting with the City's Information Technology staff to determine the resources and workplan that may be required to bring software and data back into the care and control of the City in order to continue implementing Management responses to AUD22007. This change would result in ATS being the controller of the software, and the Contractor would become a permitted user. In the current configuration, the roles are reversed.

Estimated Completion: Q1 2026.

Recommendation 3

That the ride codes for all special events to be used by DARTS be set by HSR management at the beginning of, and as necessary during each year. Any changes required during the year should be approved by HSR management via an addendum as needed, and ATS should ensure that DARTS only uses the approved codes set by HSR management when booking foregone fares trips (i.e. support persons, special events, and passenger orientation).

Management Response

Agree.

The City's Transit Division will annually establish a list of special events and applicable codes to be applied against fares at time of travel. The Transit Division may periodically modify these codes. The Contractor will be informed of the codes and will be responsible for ensuring the codes are correctly applied, auditing work performance to ensure established standards are met and any reporting requirements established by the City. The Contractor will be responsible for ensuring any subcontractors are adhering to the same standards and requirements.

While special event fares are already in the Agreement, more specific language will be incorporated into any future Agreements for service.

Expected Completion: Q1 2025.

Recommendation 4

That DARTS issue monthly reports invoicing ATS for forgone fares and that ATS verify the correctness of amounts before issuing payment.

Management Response

Agree.

The City's Transit Division will clarify and issue reporting expectations for the Contractor with regards to reporting foregone fares arising from special events.

ATS will verify the information provided by the Contractor monthly as a part of invoice reconciliation prior to payment.

More specific language on the above will be included in any future Agreements for service.

Expected Completion: Q1 2025; independent reports pulled by ATS are contingent upon restoration of the VPN tunnel to the DARTS server, expected in January 2025.



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Copies of our audit reports are available at: hamilton.ca/audit

Alternate report formats available upon request.



PUBLIC HEALTH SUB-COMMITTEE MINUTES 25-001

9:30 a.m.

Monday, January 13, 2025

Council Chambers (Hybrid)

71 Main Street West, Hamilton, Ontario

Present: Councillor C. Kroetsch (Chair)
K. Johnson (Vice-Chair)
Councillors C. Cassar, T. Hwang, M. Tadeson and A. Wilson
A. Adjekum (Virtual), A. Cheung, D. Danko, A. Joseph, C. Kirkby
and R. Lennox

**Absent with
Regrets:** Councillor N. Nann - Personal

1. CALL TO ORDER

Committee Chair C. Kroetsch called the meeting to order at 9:30 a.m.

2. CEREMONIAL ACTIVITIES

There were no Ceremonial Activities.

3. APPROVAL OF THE AGENDA

(Danko/Cassar)

That the agenda for the January 13, 2025, Public Health Sub-Committee be approved, as presented.

CARRIED

4. DECLARATIONS OF INTEREST

There were no Declarations of Interest.

5. APPROVAL OF MINUTES OF PREVIOUS MEETING

5.1 December 2, 2024

(Kirkby/Lennox)

That the Minutes of the December 4, 2024, meeting of the Public Health Committee be approved, as presented.

CARRIED

6. DELEGATIONS

6.1 Delegation from Monica Nikopooulos respecting Water Fluoridation Effects on the Immune Compromised, Unborn, Very Young and Elderly

Monica Nikopooulos addressed Committee respecting Water Fluoridation Effects on the Immune Compromised, Unborn, Very Young and Elderly through a pre-recorded video.

(Hwang/Cassar)

That the Delegation from Monica Nikopooulos respecting Water Fluoridation Effects on the Immune Compromised, Unborn, Very Young and Elderly, be received.

CARRIED

7. ITEMS FOR INFORMATION

7.1 Correspondence from the Office of the Chief Medical Officer of Health, Ministry of Health respecting the City of Hamilton's request for Governance Change (referred from Council on December 11, 2024)

(Hwang/Danko)

That the Correspondence from the Office of the Chief Medical Officer of Health, Ministry of Health respecting the City of Hamilton's request for Governance Change, be received.

CARRIED

**7.2 BOH24025(a)
Public Health Sub-Committee Orientation: Session 2 (City Wide)**

Dr. Elizabeth Richardson, Medical Officer of Health, Jordan Walker, Director, Communicable Disease Control, Julie Prieto, Director, Epidemiology and Wellness, Kevin McDonald, Healthy Environments, Bonnie King, Director, Healthy Families, Loretta Ryan, Chief Executive Officer, Association of Local Public Health Agencies, and Monika Turner, Principal, Roving Capacity, addressed Committee respecting Report BOH24025(a), Public Health Sub-Committee Orientation: Session 2, with the aid of a PowerPoint presentation.

(Lennox/Danko)

- (a) That the presentation from Dr. Elizabeth Richardson, Medical Officer of Health, Jordan Walker, Director, Communicable Disease Control, Julie Prieto, Director, Epidemiology and Wellness, Kevin McDonald, Healthy Environments, Bonnie King, Director, Healthy Families, Loretta Ryan, Chief Executive Officer, Association of Local Public Health Agencies, and Monika Turner, Principal, Roving Capacity, respecting Report BOH24025(a), Public Health Sub-Committee Orientation: Session 2, be received;
- (b) That Report BOH24025(a) respecting Public Health Sub-Committee Orientation: Session 2, be received; and
- (c) That the Correspondence from the Association of Local Public Health Agencies (alPHa) respecting Registration for the 2025 alPHa Winter Symposium, be received.

CARRIED

(Hwang/Tadeson)

- (d) That A. Joseph and Councillor C. Kroetsch be selected to be the Public Health Sub-Committee's representatives at the 2025 alPHa Winter Symposium and the costs associated be reimbursed from OMOH Councillor Conference Budget (677000-56305).

CARRIED

8. ITEMS FOR CONSIDERATION

There were no Items for Consideration.

9. MOTIONS

9.1 Amendment to the Public Health Sub-Committee's Terms of Reference

(Joseph/Kroetsch)

WHEREAS, the Public Health Sub-Committee was established by Council on January 24, 2024;

WHEREAS, the Public Health Sub-Committee Terms of Reference was amended by Council on November 13, 2024, to provide details for the Chair and Vice-Chair of the Public Health Sub-Committee; and

WHEREAS, the Public Health Sub-Committee was established to implement a structural change to governance that recognized health and health equity expertise and to include members from health professions with practice knowledge within public health governance.

THEREFORE, BE IT RESOLVED:

That the Public Health Sub-Committee's Terms of Reference be **amended** to read as follows:

The Chair of the Public Health Sub-Committee shall be a member of City Council, **a *community representative or the education representative.***

CARRIED

9.2 Feasibility of Implementing Wastewater Surveillance

(Lennox/Kroetsch)

WHEREAS, disease surveillance is a core tenant of a strong public health system, making it possible to identify and forecast threats to public health, respond quickly by deploying resources effectively, and informing policy and program development;

WHEREAS, wastewater surveillance is an accurate, effective and cost-efficient tool for monitoring community transmission of respiratory viruses and other potential public health threats, such as mpox and H5N1 (and can quickly shift to include other pathogens as needed);

WHEREAS, wastewater surveillance for severe acute respiratory syndrome coronavirus 2 (SARS-CoV-2) became a mainstay of surveillance and was used to inform policy decisions on public health measures and public health risk communication pertaining to active transmission levels;

WHEREAS, when wastewater surveillance was available, Hamilton Public Health used the data to inform local health providers of mismatches occurring between signals of infectious disease transmission in wastewater data and clinically-reported cases, indicating potentially undiagnosed cases occurring in the community (e.g. mpox, 2023);

WHEREAS, the province discontinued its wastewater surveillance program on July 31, 2024;

WHEREAS, federal wastewater surveillance through the Public Health Agency of Canada is limited in scope to only four cities across Ontario;

WHEREAS, other public health units in Ontario (Peterborough and Ottawa) have opted to continue their wastewater surveillance programs in partnership with local academic institutions (Trent University); and

WHEREAS, wastewater surveillance can provide an early warning of viruses (e.g. H5N1) in a community or high-risk setting and support an early public health response.

THEREFORE, BE IT RESOLVED:

That staff be directed to report back to the Public Health Sub-Committee by Q3 2025 with a report outlining the feasibility of implementing a local wastewater surveillance program, including respiratory viruses (influenza, SARS-CoV-2, RSV), mpox and H5N1.

CARRIED

10. NOTICE OF MOTIONS

There were no Notice of Motions.

11. PRIVATE & CONFIDENTIAL

There were no Private & Confidential Items.

12. ADJOURNMENT

There being no further business, the Public Health Sub-Committee csadjourned at 11:37 a.m.

Respectfully submitted,

Councillor Cameron Kroetsch
Chair
Public Health Sub-Committee

Matt Gauthier
Legislative Coordinator
Office of the City Clerk

CITY OF HAMILTON

MOTION

Council: January 22, 2025

MOVED BY COUNCILLOR B. CLARK.....

SECONDED BY COUNCILLOR

Inflation Rate for 2026

That the Mayor be requested to use her authority to instruct staff to submit to GIC Budget Committee how they will operate with an inflation rate (2.5%) increase for 2026.

CITY OF HAMILTON

MOTION

Council: January 22, 2025

MOVED BY COUNCILLOR T. HWANG.....

SECONDED BY COUNCILLOR

Amendment to Item 4 of the Audit, Finance and Administration Committee Report 21-022, respecting Investing in City Roads and Sidewalks Infrastructure with Canada Community - Building Funds, which was approved by Council on December 15, 2021

WHEREAS, Council approved the initial road projects selected by the Ward 4 Councillor for the Investing in City Roads and Sidewalks Infrastructure with Canada Community - Building Funds (CCBF) on December 15, 2021;

WHEREAS, it is now necessary to amend the road projects selected by the Ward 4 Councillor to include resurfacing and concrete repairs on Harmony Avenue, from Britannia Avenue to Barton Street East, and from Barton Street East to Dunbar Avenue in Ward 4; and

WHEREAS, the remaining Ward 4 CCBF funds will be utilized to address road surface deficiencies by resurfacing to improve rideability, public safety, preservation of the road asset from further deterioration, reduce ongoing maintenance costs, and to overall improve the level of service.

THEREFORE, BE IT RESOLVED:

That Item 4 of the Audit, Finance and Administration Committee Report 21-022, respecting Investing in City Roads and Sidewalks Infrastructure with Canada Community - Building Funds, be **amended**, as follows:

4. Investing in City Roads and Sidewalks Infrastructure with Canada Community - Building Funds (PW21073) (City Wide) (Item 10.1)

- (a) That the Canada Community Building Fund investment of \$30 M be allocated to the list of projects in Appendix "B", **as amended by adding resurfacing and concrete repairs on Harmony Avenue from Britannia Avenue to Barton Street East and from Barton Street East to Dunbar Avenue, in Ward 4**, to Audit, Finance & Administration Committee Report 21-022;
- (b) That three Public Works temporary full-time equivalents be hired for up to 24 months at an estimated cost of \$850,000 and funded from Unallocated Capital Levy Reserve 108020 to deliver the Canada Community-Building Fund projects; and

- (c) That the Procurement Policy 4.9 Consulting and Professional Services requirements be waived to allow for the direct award of Roster Assignments above the \$150,000 threshold for consultancy work pertaining to the Canada Community-Building Fund projects.

Attachments:

Further Amended Appendix "B"

Capital Project List

WARD	STREET	FROM	TO	CANADA COMMUNITY -BUILDING FUND FUNDING REQUIRED (represented in \$1,000)	TARGET DELIVERY YEAR	COMMENTS
1	Morden Street	Locke Street North	Pearl Street North	\$500	2023+	Road and sidewalk reconstruction, watermain and lead service replacement. Total project value of \$650,000 to be funding with \$500,000 Canada Community-Building Fund and \$135,000 Ward 1 Discretionary Account. Tender in 2023 with consultant support; Consultant #3, Tender #6. Survey and baseplans required.
1	Strathcona Bike Boulevard Pilot	Breadalbane Street, Main Street West to Jones Street - Resurfacing where required, bike boulevard installation Jones Street, Dundurn Street North to west end - Resurfacing where required, bike boulevard installation	various	\$775	2022	Road resurfacing of Breadalbane St and Jones St, and bike boulevard installation. Tender in 2022 with consultant support; Consultant #4, Tender #7, coordinated with Kirkendall Bike Boulevard.
1	Kirkendale Bike Boulevard Pilot	Pearl Street, Tuckett Street to Pine Street - Resurfacing where required, bike boulevard installation Kent Street, Aberdeen Avenue to Amelia Street - Resurfacing where required, bike boulevard installation	various	\$725	2022	Road resurfacing of Pearl St (Tuckett St to Pine St), Kent St (Aberdeen Ave to Amelia St), coordination of sidewalk repairs, and bike boulevard installation. Tender in 2022 with consultant support; Consultant #4, Tender #7, coordinated with Strathcona Bike Boulevard.
1	Sidewalk deficiencies	Various locations	various	\$104	2024	Address sidewalk deficiencies through minor maintenance activities at various locations within Ward 1
WARD TOTAL				\$2,104		
2	Streets within Corktown Neighbourhood south of Arkledun Avenue - Road resurfacing	Freeman Place, James Mountain Road to Mountwood Avenue - Road resurfacing Rockwood Place, Mountwood Avenue to John Street South- Road resurfacing, Water services Kingsway Drive, John Street South to Arkledun Avenue - Road resurfacing	various	\$400	2023	Road resurfacing; water service replacements to be funding through rates, allocating surplus from previously complete Ward 2 projects. Tender in 2023 with consultant support; Consultant #5, Tender #8, coordinated with all Corktown Neighbourhood streets. Survey and baseplans required.
2	Streets within Corktown Neighbourhood south of Arkledun - Road reconstruction	John Street South, south end to Arkledun Avenue - Road reconstruction, Water services James Street South, James Mountain Road to Freeman Place - Road reconstruction, Water services Mountwood Avenue, Freeman Place to St. Joseph's Drive - Road resurfacing, Water services Louisa Av, Mountwood Avenue to John Street South - Road resurfacing, Water services	various	\$1,600	2023	Road reconstruction; water service replacements to be funding through rates, allocating surplus from previously complete Ward 2 projects. Tender in 2023 with consultant support; Consultant #5, Tender #8, coordinated with all Corktown Neighbourhood streets. Survey and baseplans required.
WARD TOTAL				\$2,000		
3	Sherman Avenue 2-way conversion	Wilson Street	Burlington Street	\$1,950	2023+	Future project, later than 2022 delivery as feasible, and in coordination with other impact projects in the vicinity such as Barton St reconstruction, Birch Ave reconstruction and LRT implementation. Functional design, resurfacing, cycling lanes and 2-way conversion. Tender in 2023 or later with consultant support; Consultant #6, Tender #9. Survey and baseplans required.
3	Barton St Boulevards and Depaving	Various locations		\$50	2022	Boulevard improvements and depaving along Barton St corridor in Ward 3
WARD TOTAL				\$2,000		
4	Sidewalk deficiencies	Various locations		\$270	2022	Address sidewalk deficiencies through minor maintenance activities at various locations within Ward 4
4	Fairfield Avenue	Barton Street	Britannia Avenue	\$1,730	2023	Watermain and service replacement, road reconstruction. Tender in 2023 with consultant support; Consultant #7, Tender #10. Survey and baseplans required.
4	Harmony Avenue	Britannia Avenue Barton Street East	Barton Street East Dunbar Avenue	\$525	2026	Road resurfacing and associated concrete works (to be funded from surplus from Fairfield Avenue project)
WARD TOTAL				\$2,000		
5	Streets within Battlefield Neighbourhood	Avalon Avenue, Lake Avenue to west end - Road resurfacing Brandow Court, Second Street North to north end - Road resurfacing Charles Street, Lake Avenue to west end (north of Randall Avenue) - Road resurfacing Randall Avenue, Lake Avenue to west end - Road resurfacing	various	\$2,130	2023	Road resurfacing similar to previous projects delivered within Ward 5, culvert replacement where required. Detailed cost estimate to be confirmed. Tender in 2023 with consultant support; Consultant #8, Tender #11. Survey and baseplans required.
WARD TOTAL				\$2,000		Actual required amount for \$130,000 of total \$2,130,000 estimate to be determined pending surplus or other available capital funding in future
6	Carson Drive and Landron Avenue	Carson Drive - Upper Ottawa Street to approximately 30 metres west of Kingsberry Street Landron Avenue - Carson Drive to Upper Kenilworth Avenue	various	\$1,200	2022	Road resurfacing. Tender in 2022 with staff support; Tender #1, coordinated with Carson Dr and Landron Ave.
6	East 43rd Street	Fennell Avenue	Queensdale Avenue	\$800	2022	Road resurfacing. Tender in 2022 with staff support; Tender #1, coordinated with Carson Dr and Landron Ave.
WARD TOTAL				\$2,000		

WARD	STREET	FROM	TO	CANADA COMMUNITY-BUILDING FUND FUNDING REQUIRED (represented in \$1,000)	TARGET DELIVERY YEAR	COMMENTS
7	Upper Wentworth Street	Lincoln Alexander Parkway	Mohawk Road	\$1,640	2023	Funding greater than \$2M Canada Community-Building Fund to be funded through previously proposed capital project budget. Road resurfacing. Tender in 2023 with consultant support; Consultant #9, Tender #12. Survey and baseplans required.
7	Upper Wentworth Street	Mohawk Road	Fennell Avenue	\$1,250	2022	Funding greater than \$2M Canada Community-Building Fund to be funded through previously proposed capital project budget. Road resurfacing. Tender in 2022 with consultant support; Consultant #1, Tender #2. Mapping and road cores required.
WARD TOTAL				\$2,000		Actual required amount for \$890,000 of total \$2,890,000 estimate to be funded by previously proposed capital funding
8	Burrwood Drive Mountbatten Drive Tyrone Drive	Mountbatten Drive Elkwood Drive West 5 th Street	Marlowe Drive Marlowe Drive Burrwood Drive	\$1,400	2024-25	Road resurfacing, concrete sidewalk and curb repairs as required.
8	Implementation of Phase Two of the Ward 8 Complete Streets Review	Traffic calming measures including gateway features, curb bump-outs, raised		\$600		Motion to Council August 12/22 to add Complete Streets for \$600k and reduce Limeridge Rd to \$1.3m
WARD TOTAL				\$2,000		
9	Gatestone Drive	Shadyglen Drive	Isaac Brock Drive	\$900	2022	Road resurfacing. Consideration for installation of enhanced crosswalk/pedestrian crossover. Tender in 2023 with consultant support; Consultant #11, Tender #14, timing pending completion of Mud St resurfacing, and in coordination with Highland Rd resurfacing.
9	Highland Road	Fifth Road East	Eighth Road	\$1,600	2023	Road resurfacing, culvert repair/replacement, ditching where required. Funding pending surplus from Gatestone Dr and Eighth Rd. Tender in 2023 with consultant support; Consultant #11, Tender #14, timing pending completion of Mud St resurfacing, and in coordination with Gatestone Dr resurfacing.
WARD TOTAL				\$2,000		Actual required amount for \$500,000 of total \$2,500,000 estimate to be determined pending surplus or other available capital funding in future
10	Fruitland Road	Barton Street	Highway 8	\$1,100	2024	Millen Road was cancelled, and Fruitland Road added by Motion on December 13, 2023
10	Maple Avenue	Millen Road	approximately 30 metres east of Jenny Court	\$700	2023	Road resurfacing. Tender in 2023 with consultant support; Consultant #12, Tender #15, delivered in coordination with Millen resurfacing.
10	Spartan Avenue	Highway 8	McIntosh Drive	\$400	2023	Road resurfacing. Tender in 2023 with consultant support; Consultant #12, Tender #15, delivered in coordination with Millen resurfacing. Pending surplus funding from Millen Rd and Maple Dr.
WARD TOTAL				\$2,000		Actual required amount for \$200,000 of total \$2,200,000 estimate to be determined pending surplus or other available capital funding in future
11	Sidewalks on Homestead Drive and street lighting upgrades	Provident Way	Upper James Street	\$575	2022/23	Sidewalk construction connecting missing links and replacement of existing sidewalks in poor condition, street light upgrades. Delivered in 2022-2023 with staff support.
11	Barlow Road - Rural road surface treatment	Sinclairville Road	end	\$90	2022/23	Replace culverts where required in 2022, pulverize and double surface treatment in 2022-2023. Delivered in 2022-2023 with staff support.
11	Gyatt Road - Rural road pulverize and double surface treatment	Regional Road 56	Fletcher Road	\$260	2022/23	Replace culverts where required in 2022, pulverize and double surface treatment in 2022-2023. Delivered in 2022-2023 with staff support.
11	Leeming Road - Rural road pulverize and double surface treatment	Highway 6	end	\$125	2022/23	Replace culverts where required in 2022, pulverize and double surface treatment in 2022-2023. Delivered in 2022-2023 with staff support.
11	Trimble Road - Rural road pulverize and double surface treatment	Kirk Road	Road bridge	\$125	2022/23	Replace culverts where required in 2022, pulverize and double surface treatment in 2022-2023. Delivered in 2022-2023 with staff support.
11	Trimble Road - Rural road pulverize and double surface treatment	Hall Road	Haldibrook Road	\$145	2022/23	Replace culverts where required in 2022, pulverize and double surface treatment in 2022-2023. Delivered in 2022-2023 with staff support.

WARD	STREET	FROM	TO	CANADA COMMUNITY -BUILDING FUND FUNDING REQUIRED (represented in \$1,000)	TARGET DELIVERY YEAR	COMMENTS
11	Woodburn Road - Rural road surface treatment	Bell Road	Hall Road, south intersection	\$75	2022/23	Replace culverts where required in 2022, pulverize and double surface treatment in 2022-2023. Delivered in 2022-2023 with staff support.
11	Glover Road - Rural road bonded wearing course	Twenty Road East	Dickenson Road East	\$135	2022/23	Replace culverts where required in 2022, rural road bonded wearing course pulverize and double surface treatment in 2022-2023. Delivered in 2022-2023 with staff support.
11	Additional project selection pending surplus from Ward 11 projects			\$470		Pending surplus for project selection
WARD TOTAL				\$2,000		
12	Golfdale Place	Golf Links Road	end	\$190	2022	Road resurfacing. Tender in 2022 with consultant support; Consultant # 2, Tender #3, coordinated with Terrance Park Drive, Crestview Avenue, Church Street, Academy Street.
12	Terrence Park Drive	40m west of Chatterson Drive	Templar Drive	\$190	2022	Road resurfacing. Tender in 2022 with consultant support; Consultant # 2, Tender #3, coordinated with Golfdale Place, Crestview Avenue, Church Street, Academy Street.
12	Crestview Avenue	Brookview Court	to west end at guard rail	\$130	2022	Road resurfacing. Tender in 2022 with consultant support; Consultant # 2, Tender #3, coordinated with Golfdale Place, Terrance Park Drive, Church Street, Academy Street.
12	Jerseyville Road	Fiddler's Green Road	Wilson Street	\$800	2021	Road resurfacing complete, delivered in 2021 with staff support under existing contract.
12	Church Street	Wilson Street East	Lodor Street	\$345	2022	Road resurfacing. Tender in 2022 with consultant support; Consultant # 2, Tender #3, coordinated with Golfdale Place, Terrance Park Drive, Crestview Avenue, Academy Street.
12	Academy Street	Wilson Street East	Rousseaux Street	\$345	2022	Road resurfacing. Tender in 2022 with consultant support; Consultant # 2, Tender #3, coordinated with Golfdale Place, Terrance Park Drive, Crestview Avenue, Church Street.
12	Pedestrian crossing (PXO) on Sulphur Springs Road in close proximity to the intersection of Sulphur Springs Road and Queen Street			\$40		Motion to council March 21, 2022. Delivered by by Transportation, Operations & Maintenance (TOM) June 2022.
12	Installation of a sidewalk on the west side of Queen Street between Sulphur Springs Road and the Ancaster Memorial Art Centre			\$30		Motion to council March 21, 2022. To be delivered by Transportation, Operations & Maintenance (TOM) pending additional consultation with homeowners.
WARD TOTAL				\$2,000		
13	Carey Street	South end of street	Concession 5 West	\$500	2023+	Funding pending surplus from Sydenham Hill Cycling Facility
13	Osler Drive	South Street	Grant Boulevard	\$1000		
13	East Street North	Hunter Street	York Road	\$700		
WARD TOTAL				\$2,000		Actual required amount for \$200,000 of total \$2,200,000 estimate to be determined pending surplus or other available capital funding in future.
14	Streets within Falkirk East Neighbourhood	Falkirk Drive, Courtland Avenue to Maynard Street - Road resurfacing Harvard Place, west end to Falkirk Drive - Road resurfacing Marcel Place, west end to Courtland Drive - Road resurfacing Maynard Street, west end to McIntosh Avenue - Road resurfacing McIntosh Avenue, south end to Stone Church Road - Road resurfacing Roland Road, Regent Avenue to 100 metres southerly - Road resurfacing	various	\$1,632	2022	Road resurfacing. Tender in 2022 with staff support; Tender #4.
14	Garth Street- Southbound lanes Chedmac Drive Rice Avenue	Lincoln Alexander Parkway Rice Avenue Wendover Drive	StoneChurch Road Southridge Drive Mohawk Rd	\$368	2024	Road Resurfacing in 2024
WARD TOTAL				\$2,000		
15	Hamilton Street	Dundas Street	Silver Court	\$300	2022	Road resurfacing. Tender in 2022 with staff support; Tender #5.
15	Howard Boulevard / Thomson Drive	Mays Crescent	Main Street / Snake Road	\$1,500	2022	Road resurfacing. Tender in 2022 with staff support; Tender #5.
15	Additional project selection pending surplus from Hamilton Street, Howard Boulevard and Thomson Drive			\$200		Pending surplus for project selection
WARD TOTAL				\$2,000		
TOTAL				\$30,000		

Capital Project List

WARD	STREET	FROM	TO	CANADA COMMUNITY -BUILDING FUND FUNDING REQUIRED (represented in \$1,000)	TARGET DELIVERY YEAR	COMMENTS
1	Morden Street	Locke Street North	Pearl Street North	\$500	2023+	Road and sidewalk reconstruction, watermain and lead service replacement. Total project value of \$650,000 to be funding with \$500,000 Canada Community-Building Fund and \$135,000 Ward 1 Discretionary Account. Tender in 2023 with consultant support; Consultant #3, Tender #6. Survey and baseplans required.
1	Strathcona Bike Boulevard Pilot	Breadalbane Street, Main Street West to Jones Street - Resurfacing where required, bike boulevard installation Jones Street, Dundurn Street North to west end - Resurfacing where required, bike boulevard installation	various	\$775	2022	Road resurfacing of Breadalbane St and Jones St, and bike boulevard installation. Tender in 2022 with consultant support; Consultant #4, Tender #7, coordinated with Kirkendall Bike Boulevard.
1	Kirkendale Bike Boulevard Pilot	Pearl Street, Tuckett Street to Pine Street - Resurfacing where required, bike boulevard installation Kent Street, Aberdeen Avenue to Amelia Street - Resurfacing where required, bike boulevard installation	various	\$725	2022	Road resurfacing of Pearl St (Tuckett St to Pine St), Kent St (Aberdeen Ave to Amelia St), coordination of sidewalk repairs, and bike boulevard installation. Tender in 2022 with consultant support; Consultant #4, Tender #7, coordinated with Strathcona Bike Boulevard.
1	Sidewalk deficiencies	Various locations	various	\$104	2024	Address sidewalk deficiencies through minor maintenance activities at various locations within Ward 1
WARD TOTAL				\$2,104		
2	Streets within Corktown Neighbourhood south of Arkledun Avenue - Road resurfacing	Freeman Place, James Mountain Road to Mountwood Avenue - Road resurfacing Rockwood Place, Mountwood Avenue to John Street South- Road resurfacing, Water services Kingsway Drive, John Street South to Arkledun Avenue - Road resurfacing	various	\$400	2023	Road resurfacing; water service replacements to be funding through rates, allocating surplus from previously complete Ward 2 projects. Tender in 2023 with consultant support; Consultant #5, Tender #8, coordinated with all Corktown Neighbourhood streets. Survey and baseplans required.
2	Streets within Corktown Neighbourhood south of Arkledun - Road reconstruction	John Street South, south end to Arkledun Avenue - Road reconstruction, Water services James Street South, James Mountain Road to Freeman Place - Road reconstruction, Water services Mountwood Avenue, Freeman Place to St. Joseph's Drive - Road resurfacing, Water services Louisa Av, Mountwood Avenue to John Street South - Road resurfacing, Water services	various	\$1,600	2023	Road reconstruction; water service replacements to be funding through rates, allocating surplus from previously complete Ward 2 projects. Tender in 2023 with consultant support; Consultant #5, Tender #8, coordinated with all Corktown Neighbourhood streets. Survey and baseplans required.
WARD TOTAL				\$2,000		
3	Sherman Avenue 2-way conversion	Wilson Street	Burlington Street	\$1,950	2023+	Future project, later than 2022 delivery as feasible, and in coordination with other impact projects in the vicinity such as Barton St reconstruction, Birch Ave reconstruction and LRT implementation. Functional design, resurfacing, cycling lanes and 2-way conversion. Tender in 2023 or later with consultant support; Consultant #6, Tender #9. Survey and baseplans required.
3	Barton St Boulevards and Depaving	Various locations		\$50	2022	Boulevard improvements and depaving along Barton St corridor in Ward 3
WARD TOTAL				\$2,000		
4	Sidewalk deficiencies	Various locations		\$270	2022	Address sidewalk deficiencies through minor maintenance activities at various locations within Ward 4
4	Fairfield Avenue	Barton Street	Britannia Avenue	\$1,730	2023	Watermain and service replacement, road reconstruction. Tender in 2023 with consultant support; Consultant #7, Tender #10. Survey and baseplans required.
4	Harmony Avenue	Britannia Avenue Barton Street East	Barton Street East Dunbar Avenue	\$525	2026	Road resurfacing and associated concrete works (to be funded from surplus from Fairfield Avenue project)
WARD TOTAL				\$2,000		
5	Streets within Battlefield Neighbourhood	Avalon Avenue, Lake Avenue to west end - Road resurfacing Brandow Court, Second Street North to north end - Road resurfacing Charles Street, Lake Avenue to west end (north of Randall Avenue) - Road resurfacing Randall Avenue, Lake Avenue to west end - Road resurfacing	various	\$2,130	2023	Road resurfacing similar to previous projects delivered within Ward 5, culvert replacement where required. Detailed cost estimate to be confirmed. Tender in 2023 with consultant support; Consultant #8, Tender #11. Survey and baseplans required.
WARD TOTAL				\$2,000		Actual required amount for \$130,000 of total \$2,130,000 estimate to be determined pending surplus or other available capital funding in future
6	Carson Drive and Landron Avenue	Carson Drive - Upper Ottawa Street to approximately 30 metres west of Kingsberry Street Landron Avenue - Carson Drive to Upper Kenilworth Avenue	various	\$1,200	2022	Road resurfacing. Tender in 2022 with staff support; Tender #1, coordinated with Carson Dr and Landron Ave.
6	East 43rd Street	Fennell Avenue	Queensdale Avenue	\$800	2022	Road resurfacing. Tender in 2022 with staff support; Tender #1, coordinated with Carson Dr and Landron Ave.
WARD TOTAL				\$2,000		

WARD	STREET	FROM	TO	CANADA COMMUNITY-BUILDING FUND FUNDING REQUIRED (represented in \$1,000)	TARGET DELIVERY YEAR	COMMENTS
7	Upper Wentworth Street	Lincoln Alexander Parkway	Mohawk Road	\$1,640	2023	Funding greater than \$2M Canada Community-Building Fund to be funded through previously proposed capital project budget. Road resurfacing. Tender in 2023 with consultant support; Consultant #9, Tender #12. Survey and baseplans required.
7	Upper Wentworth Street	Mohawk Road	Fennell Avenue	\$1,250	2022	Funding greater than \$2M Canada Community-Building Fund to be funded through previously proposed capital project budget. Road resurfacing. Tender in 2022 with consultant support; Consultant #1, Tender #2. Mapping and road cores required.
WARD TOTAL				\$2,000		Actual required amount for \$890,000 of total \$2,890,000 estimate to be funded by previously proposed capital funding
8	Burrwood Drive Mountbatten Drive Tyrone Drive	Mountbatten Drive Elkwood Drive West 5 th Street	Marlowe Drive Marlowe Drive Burrwood Drive	\$1,400	2024-25	Road resurfacing, concrete sidewalk and curb repairs as required.
8	Implementation of Phase Two of the Ward 8 Complete Streets Review	Traffic calming measures including gateway features, curb bump-outs, raised		\$600		Motion to Council August 12/22 to add Complete Streets for \$600k and reduce Limeridge Rd to \$1.3m
WARD TOTAL				\$2,000		
9	Gatestone Drive	Shadyglen Drive	Isaac Brock Drive	\$900	2022	Road resurfacing. Consideration for installation of enhanced crosswalk/pedestrian crossover. Tender in 2022 with consultant support; Consultant #11, Tender #14, timing pending completion of Mud St resurfacing, and in coordination with Highland Rd resurfacing.
9	Highland Road	Fifth Road East	Eighth Road	\$1,600	2023	Road resurfacing, culvert repair/replacement, ditching where required. Funding pending surplus from Gatestone Dr and Eighth Rd. Tender in 2023 with consultant support; Consultant #11, Tender #14, timing pending completion of Mud St resurfacing, and in coordination with Gatestone Dr resurfacing.
WARD TOTAL				\$2,000		Actual required amount for \$500,000 of total \$2,500,000 estimate to be determined pending surplus or other available capital funding in future
10	Fruitland Road	Barton Street	Highway 8	\$1,100	2024	Millen Road was cancelled, and Fruitland Road added by Motion on December 13, 2023
10	Maple Avenue	Millen Road	approximately 30 metres east of Jenny Court	\$700	2023	Road resurfacing. Tender in 2023 with consultant support; Consultant #12, Tender #15, delivered in coordination with Millen resurfacing.
10	Spartan Avenue	Highway 8	McIntosh Drive	\$400	2023	Road resurfacing. Tender in 2023 with consultant support; Consultant #12, Tender #15, delivered in coordination with Millen resurfacing. Pending surplus funding from Millen Rd and Maple Dr.
WARD TOTAL				\$2,000		Actual required amount for \$200,000 of total \$2,200,000 estimate to be determined pending surplus or other available capital funding in future
11	Sidewalks on Homestead Drive and street lighting upgrades	Provident Way	Upper James Street	\$575	2022/23	Sidewalk construction connecting missing links and replacement of existing sidewalks in poor condition, street light upgrades. Delivered in 2022-2023 with staff support.
11	Barlow Road - Rural road surface treatment	Sinclairville Road	end	\$90	2022/23	Replace culverts where required in 2022, pulverize and double surface treatment in 2022-2023. Delivered in 2022-2023 with staff support.
11	Gyatt Road - Rural road pulverize and double surface treatment	Regional Road 56	Fletcher Road	\$260	2022/23	Replace culverts where required in 2022, pulverize and double surface treatment in 2022-2023. Delivered in 2022-2023 with staff support.
11	Leeming Road - Rural road pulverize and double surface treatment	Highway 6	end	\$125	2022/23	Replace culverts where required in 2022, pulverize and double surface treatment in 2022-2023. Delivered in 2022-2023 with staff support.
11	Trimble Road - Rural road pulverize and double surface treatment	Kirk Road	Road bridge	\$125	2022/23	Replace culverts where required in 2022, pulverize and double surface treatment in 2022-2023. Delivered in 2022-2023 with staff support.
11	Trimble Road - Rural road pulverize and double surface treatment	Hall Road	Haldibrook Road	\$145	2022/23	Replace culverts where required in 2022, pulverize and double surface treatment in 2022-2023. Delivered in 2022-2023 with staff support.

WARD	STREET	FROM	TO	CANADA COMMUNITY -BUILDING FUND FUNDING REQUIRED (represented in \$1,000)	TARGET DELIVERY YEAR	COMMENTS
11	Woodburn Road - Rural road surface treatment	Bell Road	Hall Road, south intersection	\$75	2022/23	Replace culverts where required in 2022, pulverize and double surface treatment in 2022-2023. Delivered in 2022-2023 with staff support.
11	Glover Road - Rural road bonded wearing course	Twenty Road East	Dickenson Road East	\$135	2022/23	Replace culverts where required in 2022, rural road bonded wearing course pulverize and double surface treatment in 2022-2023. Delivered in 2022-2023 with staff support.
11	Additional project selection pending surplus from Ward 11 projects			\$470		Pending surplus for project selection
WARD TOTAL				\$2,000		
12	Golfdale Place	Golf Links Road	end	\$190	2022	Road resurfacing. Tender in 2022 with consultant support; Consultant # 2, Tender #3, coordinated with Terrance Park Drive, Crestview Avenue, Church Street, Academy Street.
12	Terrence Park Drive	40m west of Chatterson Drive	Templar Drive	\$190	2022	Road resurfacing. Tender in 2022 with consultant support; Consultant # 2, Tender #3, coordinated with Golfdale Place, Crestview Avenue, Church Street, Academy Street.
12	Crestview Avenue	Brookview Court	to west end at guard rail	\$130	2022	Road resurfacing. Tender in 2022 with consultant support; Consultant # 2, Tender #3, coordinated with Golfdale Place, Terrance Park Drive, Church Street, Academy Street.
12	Jerseyville Road	Fiddler's Green Road	Wilson Street	\$800	2021	Road resurfacing complete, delivered in 2021 with staff support under existing contract.
12	Church Street	Wilson Street East	Lodor Street	\$345	2022	Road resurfacing. Tender in 2022 with consultant support; Consultant # 2, Tender #3, coordinated with Golfdale Place, Terrance Park Drive, Crestview Avenue, Academy Street.
12	Academy Street	Wilson Street East	Rousseaux Street	\$345	2022	Road resurfacing. Tender in 2022 with consultant support; Consultant # 2, Tender #3, coordinated with Golfdale Place, Terrance Park Drive, Crestview Avenue, Church Street.
12	Pedestrian crossing (PXO) on Sulphur Springs Road in close proximity to the intersection of Sulphur Springs Road and Queen Street			\$40		Motion to council March 21, 2022. Delivered by by Transportation, Operations & Maintenance (TOM) June 2022.
12	Installation of a sidewalk on the west side of Queen Street between Sulphur Springs Road and the Ancaster Memorial Art Centre			\$30		Motion to council March 21, 2022. To be delivered by Transportation, Operations & Maintenance (TOM) pending additional consultation with homeowners.
WARD TOTAL				\$2,000		
13	Carey Street	South end of street	Concession 5 West	\$500	2023+	Funding pending surplus from Sydenham Hill Cycling Facility
13	Osler Drive	South Street	Grant Boulevard	\$1000		
13	East Street North	Hunter Street	York Road	\$700		
WARD TOTAL				\$2,000		Actual required amount for \$200,000 of total \$2,200,000 estimate to be determined pending surplus or other available capital funding in future.
14	Streets within Falkirk East Neighbourhood	Falkirk Drive, Courtland Avenue to Maynard Street - Road resurfacing Harvard Place, west end to Falkirk Drive - Road resurfacing Marcel Place, west end to Courtland Drive - Road resurfacing Maynard Street, west end to McIntosh Avenue - Road resurfacing McIntosh Avenue, south end to Stone Church Road - Road resurfacing Roland Road, Regent Avenue to 100 metres southerly - Road resurfacing	various	\$1,632	2022	Road resurfacing. Tender in 2022 with staff support; Tender #4.
14	Garth Street- Southbound lanes Chedmac Drive Rice Avenue	Lincoln Alexander Parkway Rice Avenue Wendover Drive	StoneChurch Road Southridge Drive Mohawk Rd	\$368	2024	Road Resurfacing in 2024
WARD TOTAL				\$2,000		
15	Hamilton Street	Dundas Street	Silver Court	\$300	2022	Road resurfacing. Tender in 2022 with staff support; Tender #5.
15	Howard Boulevard / Thomson Drive	Mays Crescent	Main Street / Snake Road	\$1,500	2022	Road resurfacing. Tender in 2022 with staff support; Tender #5.
15	Additional project selection pending surplus from Hamilton Street, Howard Boulevard and Thomson Drive			\$200		Pending surplus for project selection
WARD TOTAL				\$2,000		
TOTAL				\$30,000		

CITY OF HAMILTON

MOTION

Council: January 22, 2025

MOVED BY COUNCILLOR M. SPADAFORA.....

SECONDED BY COUNCILLOR

Chedoke Twin Pad Arena Sound Upgrades (Ward 14 Infrastructure Upgrade Via Area Rating Discretionary Account #3302109014)

WHEREAS, Chedoke Twin Pad Arena, built and opened in 1992, is a City owned recreation complex including two ice rinks and meeting rooms;

WHEREAS, Chedoke Twin Pad Arena is home to a variety of teams including Ancaster Girls Hockey, Chedoke Minor Hockey, the Hamilton Ball Hockey Association, the Hamilton Bengals, the Hamilton Huskies, the Hamilton Ice Cats, the Hamilton Sledge Hammers, Hamilton Speed Skating, and the Hamilton Steel;

WHEREAS, Chedoke Twin Pad Arena also provides a venue for various public programming including lacrosse tournaments and championships as well as public skates;

WHEREAS, Chedoke Twin Pad Arena is highly used with an average of 150 skaters every Sunday and 20 to 25 competitive games per week;

WHEREAS, with the exception of three speakers in the Red Rink – only one of which is functional -- the sound system is the original sound system installed in 1992, and at 43 years old, has well surpassed its end of life;

WHEREAS, the quality of the sound system has significantly deteriorated to the point where individuals cannot properly hear spoken remarks or music and has resulted in complaints from the public

THEREFORE BE IT RESOLVED:

That the Chedoke Twin Pad Arena sound system be replaced with an upset limit of \$10,000.00 from the Ward 14 Area Rating Discretionary Account (#3302109014).

CITY OF HAMILTON

MOTION

Council: January 22, 2025

MOVED BY COUNCILLOR E. PAULS.....

SECONDED BY COUNCILLOR.....

Amendment to Item 1 of Public Works Committee Report 22-013, respecting the Proposed Permanent Closure and Sale of Portion of Public Unassumed Alleyway Abutting 154 Lottridge Street, 798 Barton Street East, and 800 Barton Street East, Hamilton (Ward 3)

WHEREAS, on September 14, 2022, Council approved Item 1 of the Public Works Committee Report 22-013, which authorized a 3-part sale of a Public Unassumed Alleyway to abutting landowners, being 798 Barton Street East (Part A), 154 Lottridge Street (Part B), and 800 Barton Street East (Part C);

WHEREAS, on November 25, 2024, the owner of 798 Barton Street East removed their interest in Part A shown on Appendix “A” to Public Works Committee Report 22-013;

WHEREAS, the owner of 154 Lottridge Street expressed an interest in also acquiring Part A on Appendix “A” to Public Works Committee Report 22-013; and

WHEREAS, staff are supportive of the sale of Part A to the owner of 154 Lottridge Street.

THEREFORE, BE IT RESOLVED:

- (a) That Item 1 of the Public Works Committee Report 22-013, respecting the Proposed Permanent Closure and Sale of Portion of Public Unassumed Alleyway Abutting 154 Lottridge Street, 798 Barton Street East, and 800 Barton Street East, Hamilton (Ward 3) (PW22074), be **amended**, as follows:

- 1. **Proposed Permanent Closure and Sale of Portion of Public Unassumed Alleyway Abutting 154 Lottridge Street, ~~798 Barton Street East~~, and 800 Barton Street East, Hamilton (Ward 3) (PW22074) (Item 9.1)**

That the application of the owners of 154 Lottridge Street, ~~798 Barton Street East~~, and 800 Barton Street East, Hamilton, to permanently close and purchase a portion of the unassumed alleyway abutting 154 Lottridge Street, ~~798 Barton Street East~~, and 800 Barton Street East, Hamilton

("Subject Lands"), **as shown on Revised Appendix "A" and Revised Appendix "B" attached hereto, amending the Parts and Purchasers of the Subject Lands**, be approved, subject to the following conditions:

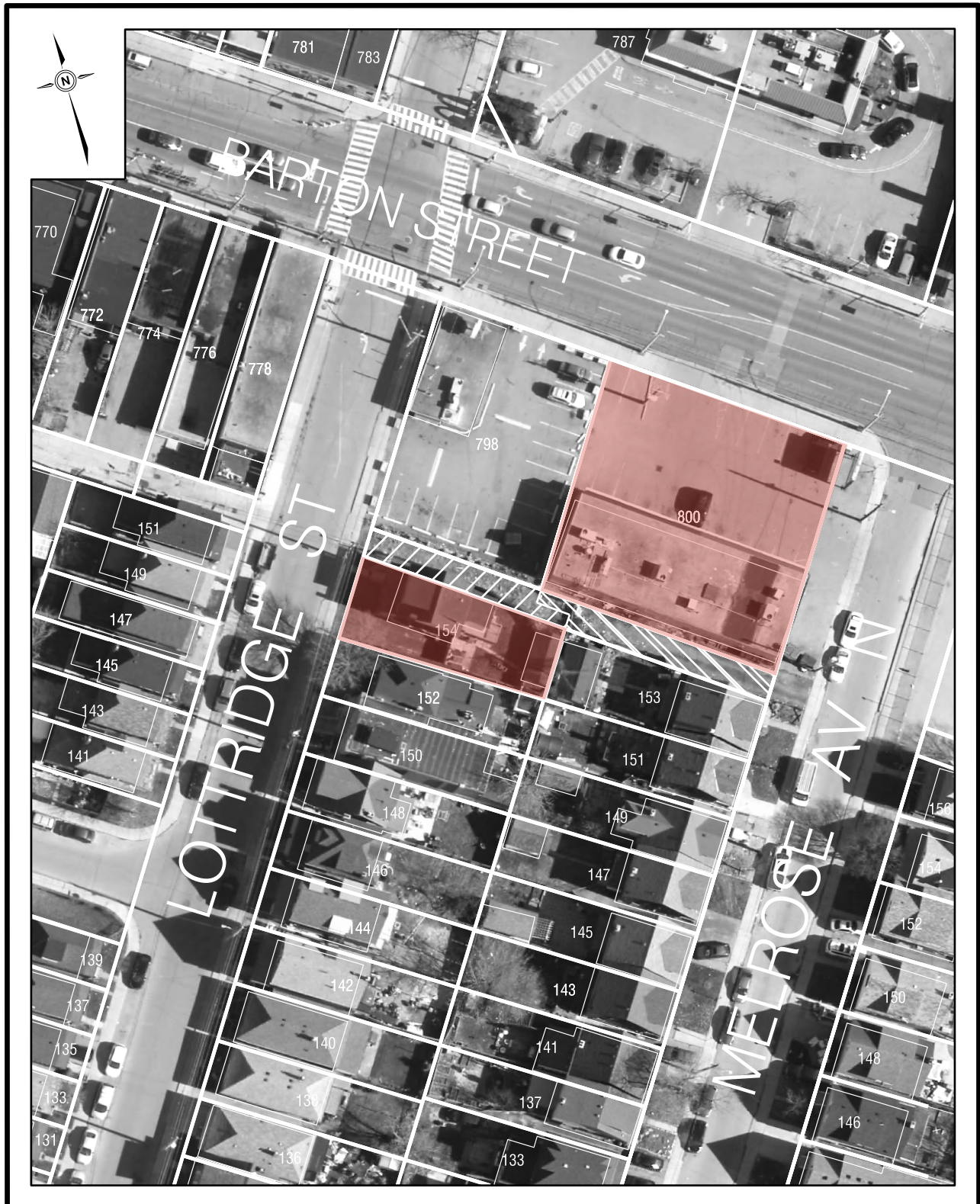
- (i) That the applicant makes an application to the Ontario Superior Court of Justice, under Section 88 of the Registry Act, for an order to permanently close the Subject Lands, if required by the City, subject to:
 - (1) The General Manager of Public Works, or designate, signing the appropriate documentation to obtain any required court order; and
 - (2) The documentation regarding any required application to the Ontario Superior Court of Justice being prepared by the applicant, to the satisfaction of the City Solicitor;
- (ii) That the applicant be fully responsible for the deposit of a reference plan in the proper land registry office, and that said plan be prepared by an Ontario Land Surveyor, to the satisfaction of the Manager, Geomatics and Corridor Management Section, and that the applicant also deposit a reproducible copy of said plan with the Manager, Geomatics and Corridor Management Section;
- (iii) That, subject to any required application to the Ontario Superior Court of Justice to permanently close the Subject Lands being approved:
 - (1) The City Solicitor be authorized and directed to prepare all necessary by-laws to permanently close and sell the alleyway, for enactment by Council;
 - (2) That the City Solicitor be authorized to amend and waive such terms as they consider reasonable to give effect to this authorization and direction;
- (iv) The Corporate Real Estate Office of the Planning and Economic Development Department be authorized and directed to enter into any requisite easement agreements, right of way agreements, and/or other agreements deemed necessary to affect the orderly disposition of the Subject Lands and to proceed to sell the Subject Lands to the owners of 154 Lottridge Street, ~~798 Barton Street East~~, and 800 Barton Street East, Hamilton, as described in Report PW22074, in accordance with the City of Hamilton Sale of Land Policy By-law 14-204;

- (v) The City Solicitor be authorized to complete the transfer of the Subject Lands to the owners of 154 Lottridge Street, ~~798 Barton Street East~~, and 800 Barton Street East, Hamilton pursuant to an Agreement of Purchase and Sale or Offer to Purchase as negotiated by the Real Estate Section of the Planning and Economic Development Department;
- (vi) The City Solicitor be authorized and directed to register a certified copy of the by-laws permanently closing and selling the alleyway in the proper land registry office; and
- (vii) The Public Works Department publish any required notice of the City's intention to pass the by-laws and/or permanently sell the closed alleyway pursuant to City of Hamilton Sale of Land Policy By-law 14-204.

Attachments:

Revised Appendix A to Report PW22074

Revised Appendix B to Report PW22074



Hamilton

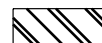
PROPOSED CLOSURE OF PORTION OF UNASSUMED ALLEY ABUTTING 154 LOTTRIDGE STREET (PART A) & 800 BARTON STREET EAST (PART B), HAMILTON

Geomatics & Corridor Management Section
Public Works Department

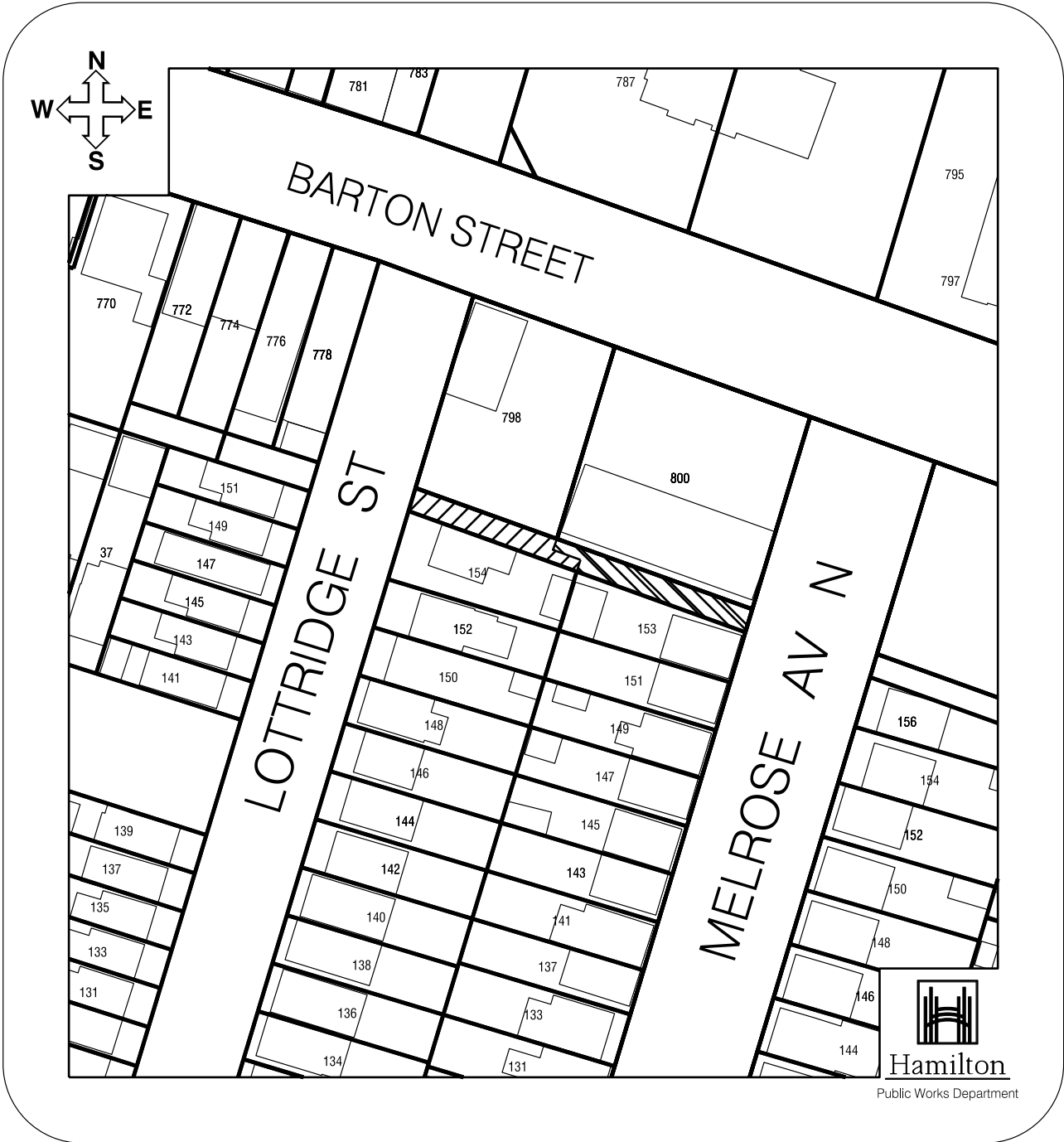
LEGEND



PART A - 154 Lotridge Street, Hamilton



PART B - 800 Barton Street East, Hamilton



LOCATION PLAN

PROPOSED CLOSURE OF
 UNASSUMED ALLEY ABUTTING

PART A - 154 LOTTRIDGE ST
PART B - 800 BARTON ST E

CITY OF HAMILTON
 PUBLIC WORKS DEPARTMENT

LEGEND



**PART A - 154 Lottridge Street,
 Hamilton**



**PART B - 800 Barton Street East,
 Hamilton**

REV. DATE: December 9, 2024

Not to Scale | Sketch By: LLF

REFERENCE FILE NO : PW22074

Authority: Item 12, Committee of the Whole Report 01-033 (PD01184)
CM: October 16, 2001 Ward: 11

Bill No. 003

CITY OF HAMILTON

BY-LAW NO. 25-

Respecting Removal of Part Lot Control

Block 5, Registered Plan 62M-1290, Municipally Known as 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, and 284 Tanglewood Drive, Glanbrook

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

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

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

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

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

1. Subsection 5 of Section 50 of the Planning Act, for the purpose of creating 16 lots for street townhouse units, shown as Parts 1 to 23 inclusive, including parts for existing utility easements, shown as Parts 17 to 23, as shown on deposited Reference Plan 62R-22445, shall not apply to the portion of the registered plan of subdivision that is designated as follows, namely:

Block 5, Registered Plan 62M-1290, in the City of Hamilton.

2. This by-law shall be registered on title to the said designated land and shall come into force and effect on the date of such registration.
3. This by-law shall expire and cease to be of any force or effect on the 22 day of January, 2027.

PASSED this 22nd day of January, 2025.

A. Horwath
Mayor

M. Trennum
City Clerk

PLC-22-008

Authority: Item 7(a), Planning Committee Report 24-015 (PED24169)
CM: October 23, 2024 Ward: 15

Bill No. 004

CITY OF HAMILTON

BY-LAW NO. 25-

To Designate Property Located at 265 Mill Street South, Flamborough, City of Hamilton as Property of Cultural Heritage Value

WHEREAS section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18 authorizes Council of the municipality to enact by-laws to designate property, including all buildings and structures thereon, to be of cultural heritage value or interest;

AND WHEREAS Council of the City of Hamilton has received and considered the recommendations of its Hamilton Municipal Heritage Committee pertaining to this by-law, arising from the meeting of the Hamilton Municipal Heritage Committee held on September 27, 2024;

AND WHEREAS the Council of the City of Hamilton, at its meeting held on October 23, 2024, resolved to direct the City Clerk to take appropriate action to designate the Property described as 265 Mill Street South, Flamborough in the City of Hamilton, and more particularly described in Schedule "A" hereto (the "Property"), as property of cultural heritage value or interest, which resolution was confirmed by By-law No. 24-192;

AND WHEREAS in accordance with subsection 29(3) of the *Ontario Heritage Act*, Council of the City of Hamilton has caused to be served on the owner of the Property and upon the Ontario Heritage Trust, a Notice of Intention to Designate the Property as being of cultural heritage value or interest, and has caused a Notice of Intention to Designate to be published in a newspaper having general circulation in the municipality, a copy of which is attached hereto as Schedule "B";

AND WHEREAS no Notice of Objection to the proposed designation under section 29(5) of the *Ontario Heritage Act* has been served upon the Clerk of the municipality;

AND WHEREAS Council has decided to designate the Property in accordance with section 29(8) of the *Ontario Heritage Act*;

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

1. A statement explaining the cultural heritage value or interest of the Property, and a description of the heritage attributes of the Property are set out in Schedule “C” hereto.
2. The Property, together with its heritage attributes listed in Schedule “C” hereto, is hereby designated as property of cultural heritage value or interest.
3. The City Clerk is hereby authorized and directed,
 - a. to cause a copy of this By-law, together with the statement of cultural heritage value or interest and description of heritage attributes of the Property, to be served on the Ontario Heritage Trust, the owner of the Property, and any person who served an objection to the Notice of Intention to Designate, by a method permitted by the *Ontario Heritage Act*; and,
 - b. to publish a notice of passing of this By-law in a newspaper having general circulation in the City of Hamilton. Once this By-law comes into force and effect in accordance with the applicable provisions of the *Ontario Heritage Act*, the City Solicitor is hereby authorized and directed to cause a copy of this By-law, together with its Schedules, to be registered against the whole of the Property described in Schedule “A” hereto in the proper registry office.

PASSED this 22nd day of January, 2025.

A. Horwath
Mayor

M. Trennum
City Clerk

To Designate Property Located at 265 Mill Street South, Flamborough, City of Hamilton as Property of Cultural Heritage Value

Page 3 of 6

Schedule "A"

To

By-law No. 25-004

**265 Mill Street South, Flamborough
Hamilton, Ontario**

PIN: 17501-0807 (LT)

Legal Description:

PART LOT 4 PLAN M11 PARTS 6 & 7 62R334 EXCEPT PART 1 62R20948 & PART 3 62R20779; FLAMBOROUGH; CITY OF HAMILTON

Schedule "B"
To
By-law No. 25-004

**265 Mill Street South, Flamborough
Hamilton, Ontario**

**Notice of Intention to Designate
265 Mill Street South, Flamborough (Braebourne)**

The City of Hamilton intends to designate 265 Mill Street South, Flamborough, under Section 29 of the *Ontario Heritage Act*, as being a property of cultural heritage value.

Statement of Cultural Heritage Value or Interest

The property at 265 Mill Street South, Flamborough is a representative example of the residential Neoclassical architectural style which displays a high degree of artistry through the wooden surrounds with pilasters, paneling and carved brackets on the Venetian window, and the interior staircase.

The property is associated with prominent industrialists, including John (1797-1868) and Lockman Cummer (1827-1907); Lieutenant-Governor Sir William Pearce Howland (1811-1907); Robert Livingston Innes (1872-1935); and Francis Farwell (1894-1966). Contextually, this property is important in defining the historic former industrial character of Smokey Hollow and is visually, historically, and physically linked to its surroundings.

The Statement of Cultural Heritage Value or Interest, Description of Heritage Attributes and supporting Cultural Heritage Assessment may be found online via www.hamilton.ca or viewed at the Office of the City Clerk, 71 Main Street West, 1st Floor, Hamilton, Ontario, L8P 4Y5, during regular business hours.

Any person may, within 30 days after the date of the publication of the Notice, serve written notice of their objections to the proposed designation, together with a statement for the objection and relevant facts, on the City Clerk at the Office of the City Clerk.

Dated at Hamilton, this 8th day of November, 2024.



Matthew Trennum
City Clerk
Hamilton, Ontario

CONTACT: Scott Dickinson, Heritage Planning Technician,
E-mail: Scott.Dickinson@hamilton.ca

www.hamilton.ca/heritageplanning



Hamilton

Schedule “C”

To

By-law No. 25-004

**265 Mill Street South, Flamborough
Hamilton, Ontario**

**STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST, AND
DESCRIPTION OF HERITAGE ATTRIBUTES**

Description of Property

The 2.0-hectare property municipally addressed as 265 Mill Street South is comprised of a two-storey stone dwelling constructed in 1846, historically known as Braebourne and the Cummer House. It is located on the northeast corner of the intersection of Mill Street South and Mountain Brow Road, in the former Township of East Flamborough, in the Village of Waterdown in the City of Hamilton.

Statement of Cultural Heritage Value or Interest

The cultural heritage value of the property lies in its design value as a representative example of the residential Neoclassical architectural style, as demonstrated by the symmetrical front elevation, hip roof with projecting eaves, second storey Venetian window and central entrance with sidelights and wooden surround. The property also displays a high degree of artistry through the wooden surrounds with pilasters, paneling and carved brackets on the Venetian window and central entrance, and the interior staircase.

The historical value of the property lies in its association with several prominent industrialists and businesspeople, including mill-owner John Cummer (1797-1868) and his son Lockman (1827-1907); wealthy banker and politician Lieutenant-Governor Sir William Pearce Howland (1811-1907); Hamilton industrialist Robert Livingston Innes (1872-1935); and bus-line owner Francis Farwell (1894-1966).

Contextually, this property is important in defining the historic former industrial character of the surrounding area, known as Smokey Hollow. This mill-owner's house acts as a physical reminder of the many mills and industries which once lined Grindstone Creek and Smokey Hollow. It is visually, historically, and physically linked to its surroundings, being on its original location overlooking Smokey Hollow and close to the location of the Waterdown Flouring Mill.

Description of Heritage Attributes

Key attributes that embody the physical value of the property as being a representative example of residential Neoclassical architecture and in demonstrating a high degree of artisanship, and the historical value for its association with John Cummer and other prominent former owners, include the:

- Front (south) and side (west) elevations and roofline of the two-storey 1846 stone building, including its:
 - Brick chimney;
 - Hip roof with projecting eaves and moulded cornice and brick chimney to the west;
 - Symmetrical three-bay front elevation;
 - Rough cut, rubble-stone walls;
 - Venetian window with wooden surround with pilasters and brackets supporting moulded cornice;
 - Six-over-six hung windows with working shutters;
 - Stone voussoirs and tooled stone lug sills on window and door openings;
 - Paneled wooden front door flanked by sidelights and wooden surround with wooden paneling, pilasters and brackets supporting moulded cornice; and,
 - Stone foundation.
- One-storey sunroom side wing to the west, including its:
 - Flat roof;
 - Six-over-nine hung wood windows; and,
 - Wooden shingle siding.
- Front (south) elevation of the stone first storey side wing to the east, including its six-over-six hung wood windows with stone voussoirs and lug sills.
- Interior features of the centre hallways to the first and second floor, including:
 - Wooden baseboards; and,
 - Central Quarter-sawn American white oak staircase.

The detached accessory structures and the modern covered driveway and glass-in addition are not considered to be heritage attributes.

Key attributes that embody the contextual value of the property as a defining feature of the historical character of Waterdown and the nearby Smokey Hollow include its:

- Location on raised topography at the top of Mill Street South overlooking Smokey Hollow; and,
- Deep setback from Mountain Brow Road with lawns sweeping down to public right-of-way.

Authority: Item 7(b), Planning Committee Report 24-015 (PED24171)
CM: October 23, 2024 Ward: 3

Bill No. 005

CITY OF HAMILTON

BY-LAW NO. 25-

To Designate Property Located at 24 Blake Street, City of Hamilton as Property of Cultural Heritage Value

WHEREAS section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18 authorizes Council of the municipality to enact by-laws to designate property, including all buildings and structures thereon, to be of cultural heritage value or interest;

AND WHEREAS Council of the City of Hamilton has received and considered the recommendations of its Hamilton Municipal Heritage Committee pertaining to this by-law, arising from the meeting of the Hamilton Municipal Heritage Committee held on September 27, 2024;

AND WHEREAS the Council of the City of Hamilton, at its meeting held on October 23, 2024, resolved to direct the City Clerk to take appropriate action to designate the Property described as 24 Blake Street in the City of Hamilton, and more particularly described in Schedule "A" hereto (the "Property"), as property of cultural heritage value or interest, which resolution was confirmed by By-law No. 24-192;

AND WHEREAS in accordance with subsection 29(3) of the *Ontario Heritage Act*, Council of the City of Hamilton has caused to be served on the owner of the Property and upon the Ontario Heritage Trust, a Notice of Intention to Designate the Property as being of cultural heritage value or interest, and has caused a Notice of Intention to Designate to be published in a newspaper having general circulation in the municipality, a copy of which is attached hereto as Schedule "B";

AND WHEREAS no Notice of Objection to the proposed designation under section 29(5) of the *Ontario Heritage Act* has been served upon the Clerk of the municipality;

AND WHEREAS Council has decided to designate the Property in accordance with section 29(8) of the *Ontario Heritage Act*;

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

1. A statement explaining the cultural heritage value or interest of the Property, and a description of the heritage attributes of the Property are set out in Schedule "C" hereto.

2. The Property, together with its heritage attributes listed in Schedule “C” hereto, is hereby designated as property of cultural heritage value or interest.
3. The City Clerk is hereby authorized and directed,
 - a. to cause a copy of this By-law, together with the statement of cultural heritage value or interest and description of heritage attributes of the Property, to be served on the Ontario Heritage Trust, the owner of the Property, and any person who served an objection to the Notice of Intention to Designate, by a method permitted by the *Ontario Heritage Act*; and,
 - b. to publish a notice of passing of this By-law in a newspaper having general circulation in the City of Hamilton. Once this By-law comes into force and effect in accordance with the applicable provisions of the *Ontario Heritage Act*, the City Solicitor is hereby authorized and directed to cause a copy of this By-law, together with its Schedules, to be registered against the whole of the Property described in Schedule “A” hereto in the proper registry office.

PASSED this 22nd day of January, 2025.

A. Horwath
Mayor

M. Trennum
City Clerk

To Designate Property Located at 24 Blake Street, City of Hamilton as Property of Cultural Heritage
Value

Page 3 of 6

Schedule "A"
To
By-law No. 25-005

24 Blake Street
Hamilton, Ontario

PIN: 17206-0025 (LT)

Legal Description:

LT 24, PL 466 ; LT 30, PL 466 ; HAMILTON

**Schedule “B”
To
By-law No. 25-005**

**24 Blake Street
Hamilton, Ontario**

**Notice of Intention to Designate
24 Blake Street, Hamilton (Eastcourt Carriage House)**

The City of Hamilton intends to designate 24 Blake Street, Hamilton, under Section 29 of the *Ontario Heritage Act*, as being a property of cultural heritage value.

Statement of Cultural Heritage Value or Interest

The property at 24 Blake Street, Hamilton, known as the Eastcourt Carriage House, has physical value as a representative and unique example of a nineteenth-century brick carriage house influenced by the Second Empire style of architecture, and displays a high degree of craftsmanship in the form of its cast iron detailing, the use of which is also considered to be rare. The one-and-one-half-storey building has historical value for its associations with the prominent Hoodless family, including Adelaide Hoodless (nee Hunter). Adelaide Hoodless was an important political player and champion for Canadian women’s education in the late-nineteenth and early-twentieth centuries on a national scale. Locally, Adelaide participated in the founding of Hamilton’s Young Women’s Christian Association (YWCA) and opened the YWCA School of Domestic Science, among other achievements. The Eastcourt Carriage House supports the character of the surrounding area, and is historically and physically linked to its surroundings as the last remaining building connected to the Eastcourt Estate, and as a reminder of the evolution of the Blakeley Neighbourhood.

The Statement of Cultural Heritage Value or Interest, Description of Heritage Attributes and supporting Cultural Heritage Assessment may be found online via www.hamilton.ca or viewed at the Office of the City Clerk, 71 Main Street West, 1st Floor, Hamilton, Ontario, L8P 4Y5, during regular business hours.

Any person may, within 30 days after the date of the publication of the Notice, serve written notice of their objections to the proposed designation, together with a statement for the objection and relevant facts, on the City Clerk at the Office of the City Clerk.

Dated at Hamilton, this 8th day of November, 2024.



Matthew Trennum
City Clerk
Hamilton, Ontario

CONTACT: Maryssa Barras, Cultural Heritage Planning Technician,
E-mail: maryssa.barras@hamilton.ca

www.hamilton.ca/heritageplanning



Hamilton

Schedule “C”
To
By-law No. 25-005

24 Blake Street
Hamilton, Ontario

**STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST AND
DESCRIPTION OF HERITAGE ATTRIBUTES**

The 0.1-hectare property municipally addressed as 24 Blake Street, Hamilton, is comprised of one-and-one-half-storey detached brick carriage house built circa 1875 located the rear of the property and is also comprised of a circa 1910 century two-and-a-half-storey brick dwelling. The property is located on the west side of Blake Street between Main Street East and Maplewood Avenue, in the Blakeley Neighborhood, in the City of Hamilton.

Statement of Cultural Heritage Value or Interest

The one-and-one-half-storey brick accessory building located at 24 Blake Street was originally constructed circa 1875 to match the intricate design of the historic Eastcourt residence (now demolished). The property has physical value as a representative and unique example of a nineteenth-century brick carriage house influenced by the Second Empire style of architecture, and displays a high degree of craftsmanship in the form of its cast iron detailing, the use of which is also considered to be rare.

The property has historical value for its associations with the prominent Hoodless family. In 1893, Joseph Hoodless (1824-1895) and son John Hoodless (1854-1923), the owners of the prosperous furniture making business J. Hoodless & Son, purchased the Eastcourt Estate. By 1894, John and his family, including Adelaide Hoodless (nee Hunter) (1857-1910) were living on the property. Adelaide Hoodless was an important political player and champion for Canadian women’s education in the late-nineteenth and early-twentieth centuries on a national scale. Locally, Adelaide participated in the founding of Hamilton’s Young Women’s Christian Association and opened the Young Women’s Christian Association School of Domestic Science before establishing the Ontario Normal School of Domestic Science and Art in 1900. Beyond Hamilton, Adelaide also played an instrumental role in Ontario’s adoption of domestic science into its public education, in the forming of the Young Women’s Christian Association of Canada in 1895, the Women’s Institute in 1897, and presiding over the creation of the Macdonald Institute of Home Economics in Guelph in 1903. Through its affiliations with Adelaide, Eastcourt became a frequented gathering place women’s organizing in the nineteenth century.

The property is historically and physically linked to its surroundings, as the last remaining building connected to the Eastcourt Estate; the Eastcourt Carriage House stands as a testament to the design and detail of the historically significant property. Its presence is also a tangible reminder of the historic evolution of the Blakeley Neighbourhood, including the evolution of the Eastcourt Estate into apartments. The Carriage House has also played an important role in shaping local urban development, with the 1910 plan for the area showing plans for the present-day public laneway to accommodate and wrap around the building. It is further linked to nearby properties including: 770 Main Street East (the lot on which the Eastcourt Estate was historically located), 7 Blake Street, formerly Linden Place and now known as Adelaide Residence, which was also constructed in the Second Empire style in 1875, and the Adelaide Hoodless Elementary School at 71 Maplewood Avenue which was constructed and named in honour of Adelaide Hoodless.

Description of Heritage Attributes

Key attributes that embody the physical value of the property as being as a representative and unique example of a nineteenth-century Second Empire brick carriage house, displaying a high degree of craftsmanship and a rare example of cast-iron ornamentation and its long-standing association with prominent Hamiltonians, including Adelaide Hoodless, include:

- All four elevations and the east and south rooflines of the circa 1875 brick carriage house, including its:
 - Square plan;
 - One-and-one-half storey massing;
 - Mansard roof with projecting eaves with half-round dormers to the east;
 - Common-bond coursed brick walls;
 - Projecting gable-roofed frontispiece in the south elevation with returning eaves and half-round window opening below the gable;
 - Segmentally-arched window and door openings in the first storey elevations with brick voussoirs and stone lug sills with drips;
 - Cast-iron ornaments over keystones and at either end of the brick voussoirs on the south, east and west elevations;
 - Carriage door opening with brick voussoir on the eastern elevation; and
 - Stone foundation.

Key attributes that embody the contextual value of the property as a supporting feature of the historical character of the Blakeley Neighborhood include its:

- Location fronting onto, and bound by, the public alley surveyed in 1910 which borders the rear proximity of the lot;
- Location on what was originally part of the Eastcourt Estate's property; and
- Proximity to the Adelaide House at 7 Blake Street and Adelaide Hoodless Elementary School at 71 Maplewood Avenue.

Authority: Item 7(c), Planning Committee Report 24-015 (PED24170)
CM: October 23, 2024 Ward: 12

Bill No. 006

CITY OF HAMILTON

BY-LAW NO. 25-

To Designate Property Located at 311 Wilson Street East, Ancaster, City of Hamilton as Property of Cultural Heritage Value

WHEREAS section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18 authorizes Council of the municipality to enact by-laws to designate property, including all buildings and structures thereon, to be of cultural heritage value or interest;

AND WHEREAS Council of the City of Hamilton has received and considered the recommendations of its Hamilton Municipal Heritage Committee pertaining to this by-law, arising from the meeting of the Hamilton Municipal Heritage Committee held on September 27, 2024;

AND WHEREAS the Council of the City of Hamilton, at its meeting held on October 23, 2024, resolved to direct the City Clerk to take appropriate action to designate the Property described as 311 Wilson Street East, Ancaster, in the City of Hamilton, and more particularly described in Schedule "A" hereto (the "Property"), as property of cultural heritage value or interest, which resolution was confirmed by By-law No. 24-192;

AND WHEREAS in accordance with subsection 29(3) of the *Ontario Heritage Act*, Council of the City of Hamilton has caused to be served on the owner of the Property and upon the Ontario Heritage Trust, a Notice of Intention to Designate the Property as being of cultural heritage value or interest, and has caused a Notice of Intention to Designate to be published in a newspaper having general circulation in the municipality, a copy of which is attached hereto as Schedule "B";

AND WHEREAS no Notice of Objection to the proposed designation under section 29(5) of the *Ontario Heritage Act* has been served upon the Clerk of the municipality;

AND WHEREAS Council has decided to designate the Property in accordance with section 29(8) of the *Ontario Heritage Act*;

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

1. A statement explaining the cultural heritage value or interest of the Property, and a description of the heritage attributes of the Property are set out in Schedule “C” hereto.
2. The Property, together with its heritage attributes listed in Schedule “C” hereto, is hereby designated as property of cultural heritage value or interest.
3. The City Clerk is hereby authorized and directed,
 - a. to cause a copy of this By-law, together with the statement of cultural heritage value or interest and description of heritage attributes of the Property, to be served on the Ontario Heritage Trust, the owner of the Property, and any person who served an objection to the Notice of Intention to Designate, by a method permitted by the *Ontario Heritage Act*; and,
 - b. to publish a notice of passing of this By-law in a newspaper having general circulation in the City of Hamilton. Once this By-law comes into force and effect in accordance with the applicable provisions of the *Ontario Heritage Act*, the City Solicitor is hereby authorized and directed to cause a copy of this By-law, together with its Schedules, to be registered against the whole of the Property described in Schedule “A” hereto in the proper registry office.

PASSED this 22nd day of January, 2025.

A. Horwath
Mayor

M. Trennum
City Clerk

To Designate Property Located at 311 Wilson Street East, Ancaster, City of Hamilton as Property of
Cultural Heritage Value

Page 3 of 7

Schedule "A"

To

By-law No. 25-006

**311 Wilson Street East, Ancaster
Hamilton, Ontario**

PIN: 17444-0024 (LT)

Legal Description:

PT LT 45, CON 2 ANCASTER , AS IN CD314266 ; ANCASTER CITY OF HAMILTON

Schedule "B"
To
By-law No. 25-006

**311 Wilson Street East, Ancaster
Hamilton, Ontario**

**Notice of Intention to Designate
311 Wilson Street East, Ancaster (Orton House)**

The City of Hamilton intends to designate 311 Wilson Street East, Ancaster, under Section 29 of the *Ontario Heritage Act*, as being a property of cultural heritage value.

Statement of Cultural Heritage Value or Interest

The two-storey brick building located at 311 Wilson Street East is a unique example of a single-storey vernacular structure converted to a two-storey Italianate dwelling which displays a high degree of craftsmanship through the turned and carved wooden brackets along the roof eaves and the decorative belvedere. The property has historical value due to its direct association with prominent Ancasterians including lawyer Thomas McMurray (1835-1875), Doctor Henry Orton (1832-1882) and Doctor George Devy Farmer (1866-1928). The property helps define the historic character of Ancaster Village, being visually, historically and functionally linked to its surroundings. The size of the building and its unique style and setback at the corner help make it a local landmark, known by name as the Orton House.

The Statement of Cultural Heritage Value or Interest, Description of Heritage Attributes and supporting Cultural Heritage Assessment may be found online via www.hamilton.ca or viewed at the Office of the City Clerk, 71 Main Street West, 1st Floor, Hamilton, Ontario, L8P 4Y5, during regular business hours.

Any person may, within 30 days after the date of the publication of the Notice, serve written notice of their objections to the proposed designation, together with a statement for the objection and relevant facts, on the City Clerk at the Office of the City Clerk.

Dated at Hamilton, this 8th day of November, 2024.



Matthew Trennum
City Clerk
Hamilton, Ontario

CONTACT: Scott Dickinson, Heritage Planning Technician,
E-mail: Scott.Dickinson@hamilton.ca

www.hamilton.ca/heritageplanning



Schedule “C”

To

By-law No. 25-006

**311 Wilson Street East, Ancaster
Hamilton, Ontario**

**STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST, AND
DESCRIPTION OF HERITAGE ATTRIBUTES**

Description of Property

The 0.16 hectare property municipally addressed as 311 Wilson Street East is comprised of a single-detached brick building, known as the Orton House, originally constructed as a one-storey dwelling circa 1850 and significantly modified into a two-storey building by the late-nineteenth century. The property is also comprised of a modern three car garage constructed in 1997. The property is located on the southwest corner of Wilson Street East and Sulphur Springs Road in Ancaster Village, in the City of Hamilton.

Statement of Cultural Heritage Value or Interest

The two-storey brick building located at 311 Wilson Street East has physical value as a unique example of a former dwelling influenced by the Italianate style of architecture. The unique features of this property are the modifications undertaken to the original single-storey vernacular structure to convert it to a two-storey Italianate dwelling, as evidenced by the contrasting brick bonds and uneven placement and size of windows. The property also displays a high degree of craftsmanship as demonstrated by the turned and carved wooden brackets supporting the projecting eaves and the decorative belvedere which tops the truncated hip roof.

The property has historical value due to its direct association with several prominent Ancasterians. It is believed that the Italianate-influenced additions were constructed between 1869 and 1882, when the property was owned by either Thomas McMurray (1835-1875), a lawyer, or Doctor Henry Orton (1832-1882), who had a large medical practice in Ancaster and who is commemorated in a stain glass window in St. John's Anglican Church. McMurray had his law office in the house before selling to Doctor Orton. Other prominent Ancaster residents to occupy the building included: Doctor George Devy Farmer (1866-1928); Charles Stuart (1868-1937), school principal and bank manager; and Charles Reinke (1871-1929), long-serving clerk of Ancaster Township.

The property at 311 Wilson Street East helps define the historic character of Ancaster Village. Located on the southwest corner of Wilson Street East and Sulphur Springs Road in the core of the nineteenth-century village, the property holds a prominent location in proximity to the Township Hall. It is visually, historically and functionally linked to its surroundings with its principal entrance fronting onto Wilson Street and the historic “office” entrance fronting onto Sulphur Springs Road. The size of the building and its unique style and setback at the corner help make it a local landmark, known by name as the Orton House.

Description of Heritage Attributes:

Key attributes that embody the physical value of the property as being a unique example of the Italianate style of architecture, in demonstrating a high degree of craftsmanship and its association with prominent Ancasterians, such as Doctor Henry Orton, include:

- All elevations and the roofline of the two-storey brick building including its:
 - Truncated hip roof with its central belvedere, wide projecting eaves with ornate paired wooden brackets and flanking brick chimneys;
 - Front gable dormer and oculus window that may remain intact behind contemporary front covered portico;
 - Three-bay front (east) elevation including its:
 - Brick laid in Flemish bond in the first storey;
 - Round-headed window with stone hood in the second storey;
 - Flat-headed openings throughout the first storey with alternating brick voussoirs;
 - Segmentally-arched window openings in the second storey with brick voussoirs and stone lug sills;
 - Contrasting brickwork between the first and second storeys;
 - Two-storey rear brick wing with its:
 - Gable roof with projecting eaves and paired wood brackets;
 - Segmentally-arched window openings with brick voussoirs and stone lug sills;
 - Projecting one-storey ‘office entrance’ on the north side elevation with gable roof and round window in gable; and,
 - Stone foundation.

The contemporary two-storey covered portico, constructed in 2014, and the detached three-car garage, constructed in 1997, are not considered to be heritage attributes.

Key attributes that embody the contextual value of the property as a defining feature of the historical character Ancaster Village and as a local landmark include its:

- Location at the corner of Wilson Street East and Sulphur Springs Road, with a moderate setbacks from the public rights-of-way; and,
- Distinctive features, including its belvedere and projecting side entrance.

Authority: Item 9(c), Planning Committee Report 24-016 (PED24136)
CM: November 13, 2024 Ward: 2

Bill No. 007

CITY OF HAMILTON

BY-LAW NO. 25-

To Designate Property Located at 134 Cannon Street East, City of Hamilton as Property of Cultural Heritage Value

WHEREAS section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18 authorizes Council of the municipality to enact by-laws to designate property, including all buildings and structures thereon, to be of cultural heritage value or interest;

AND WHEREAS Council of the City of Hamilton has received and considered the recommendations of its Hamilton Municipal Heritage Committee pertaining to this by-law, arising from the meeting of the Hamilton Municipal Heritage Committee held on October 25, 2024;

AND WHEREAS the Council of the City of Hamilton, at its meeting held on November 13, 2024, resolved to direct the City Clerk to take appropriate action to designate the Property described as 134 Cannon Street East in the City of Hamilton, and more particularly described in Schedule "A" hereto (the "Property"), as property of cultural heritage value or interest, which resolution was confirmed by By-law No. 24-205;

AND WHEREAS in accordance with subsection 29(3) of the *Ontario Heritage Act*, Council of the City of Hamilton has caused to be served on the owner of the Property and upon the Ontario Heritage Trust, a Notice of Intention to Designate the Property as being of cultural heritage value or interest, and has caused a Notice of Intention to Designate to be published in a newspaper having general circulation in the municipality, a copy of which is attached hereto as Schedule "B";

AND WHEREAS no Notice of Objection to the proposed designation under section 29(5) of the *Ontario Heritage Act* has been served upon the Clerk of the municipality;

AND WHEREAS Council has decided to designate the Property in accordance with section 29(8) of the *Ontario Heritage Act*;

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

1. A statement explaining the cultural heritage value or interest of the Property, and a description of the heritage attributes of the Property are set out in Schedule "C" hereto.

2. The Property, together with its heritage attributes listed in Schedule “C” hereto, is hereby designated as property of cultural heritage value or interest.
3. The City Clerk is hereby authorized and directed,
 - a. to cause a copy of this By-law, together with the statement of cultural heritage value or interest and description of heritage attributes of the Property, to be served on the Ontario Heritage Trust, the owner of the Property, and any person who served an objection to the Notice of Intention to Designate, by a method permitted by the *Ontario Heritage Act*; and,
 - b. to publish a notice of passing of this By-law in a newspaper having general circulation in the City of Hamilton. Once this By-law comes into force and effect in accordance with the applicable provisions of the *Ontario Heritage Act*, the City Solicitor is hereby authorized and directed to cause a copy of this By-law, together with its Schedules, to be registered against the whole of the Property described in Schedule “A” hereto in the proper registry office.

PASSED this 22nd day of January, 2025.

A. Horwath
Mayor

M. Trennum
City Clerk

To Designate Property Located at 134 Cannon Street East, City of Hamilton as Property of Cultural
Heritage Value

Page 3 of 8

Schedule "A"

To

By-law No. 25-007

**134 Cannon Street East
Hamilton, Ontario**

PIN: 17164-0010 (LT)

Legal Description: LT 6-11 PL 255; CITY OF HAMILTON

Schedule "B"

To

By-law No. 25-007

**134 Cannon Street East
Hamilton, Ontario**

**Notice of Intention to Designate
134 Cannon Street East, Hamilton
(Cannon Knitting Mills)**

The City of Hamilton intends to designate 134 Cannon Street East, Hamilton, under Section 29 of the *Ontario Heritage Act*, as being a property of cultural heritage value.

Statement of Cultural Heritage Value or Interest

This property is a rare surviving example of a nineteenth- to twentieth-century industrial complex built in stages between circa 1866 to 1927 which demonstrate a high degree of craftsmanship. The property is associated with the textile and metalworking industries in Hamilton, with several prominent Hamilton firms, as well as with leading Hamilton architectural firm Stewart and Witton. As a surviving industrial complex surrounded by worker's housing, the property defines the character of this part of the Beasley neighbourhood. It is visually, historically, and functionally linked to its surroundings and is considered a prominent local landmark.

The Statement of Cultural Heritage Value or Interest, Description of Heritage Attributes and supporting Cultural Heritage Assessment may be found online via www.hamilton.ca or viewed at the Office of the City Clerk, 71 Main Street West, 1st Floor, Hamilton, Ontario, L8P 4Y5, during regular business hours.

Any person may, within 30 days after the date of the publication of the Notice, serve written notice of their objections to the proposed designation, together with a statement for the objection and relevant facts, on the City Clerk at the Office of the City Clerk.

Dated at Hamilton, this 29th day of November, 2024.



Matthew Trennum
City Clerk
Hamilton, Ontario

CONTACT: Scott Dickinson, Heritage Planning Technician,
E-mail: Scott.Dickinson@hamilton.ca

www.hamilton.ca/heritageplanning



Hamilton

Schedule “C”

To

By-law No. 25-007

**134 Cannon Street East
Hamilton, Ontario**

**STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST, AND
DESCRIPTION OF HERITAGE ATTRIBUTES**

Description of Property

The 0.4-hectare property municipally addressed as 134 Cannon Street East, Hamilton is comprised of a former industrial complex of brick buildings, formerly known as the Cannon Knitting Mills. The complex is comprised of five distinct brick structures constructed between circa 1866 and 1927, including: 130 Mary Street, built circa 1866; 122 Mary Street, built circa 1880 to replace the original 1855 Turnbull foundry; 11 Kelly Street, built 1910; 140-146 Mary Street, built in 1911 and completed in 1927; and 134 Cannon Street, built 1920. The complex occupies the entire half block formed by Kelly Street, Mary Street and Cannon Street, located in the Beasley Neighbourhood, in the City of Hamilton.

Statement of Cultural Heritage Value or Interest

The property, known as the Cannon Knitting Mills, has design or physical value as it is a rare surviving example of a nineteenth- to twentieth-century industrial complex in downtown Hamilton comprised of five distinct brick structures built over a 61 year period from circa 1866 to 1927. These various buildings which comprise the complex demonstrate a high degree of craftsmanship, including the: brick pilasters with pointed tops and stone accents on 11 Kelly Street; rounded corner entrance on 122 Mary Street with wooden cornice supported by Corinthian capitals; projecting eaves on 122 Mary with decorative wooden brackets; and shaped brick parapet designed to accommodate a rooftop louvre on the north elevation of 146 Mary Street.

The property has long-standing associations with two of Hamilton’s leading historic industries – textiles and metalworking, and is associated with several prominent Hamilton firms, including: the Turnbull brother’s Mary Street Foundry, the Laidlaw Manufacturing Company, and the Chipman-Holton Knitting Company, which was one of the most successful hosiery manufacturers in North America. The property is associated with a significant event in Hamilton’s labour history, as the Laidlaw Manufacturing Company was the only one of the foundries affected by the Moulders’ Strike of 1892 to accept the demands of the striking workers. The property also acted

as an incubator for small firms which later expanded greatly, including the Hamilton Pottery Company, once the largest pottery manufacturer in Canada, and the still operating Brown Boggs Company.

The property is also associated with leading Hamilton architectural firm Stewart and Witton, who were responsible for designing two additions to the complex in the early-twentieth century: 11 Kelly Street in 1910 and 140-146 Mary Street (1911-1927). The pair designed a number of prominent residential, commercial, and industrial buildings in Hamilton and beyond. A surviving example of their industrial designs includes the former Thornton and Douglas Ltd. Factory, located across the street at 147 Mary Street, now Welkom House.

This property is a tangible reminder of the working-class roots of the Beasley neighbourhood and has the potential to yield information about the working-class communities of the surrounding area. As a surviving industrial complex surrounded by worker's housing, the property defines the character of this part of Beasley, the earliest extant buildings pointing to Beasley's status as Hamilton's first industrial area, while the eclectic massing and style of the various additions speaks to the growth and continued presence of industry over most of the nineteenth and twentieth centuries. It is visually, historically, and functionally linked to its surroundings through its connections to local worker's housing, to other surviving industrial sites in the area, and to the former rail yard on Ferguson Avenue. The property is also, as a distinctive and massive structure which rises over the rest of the neighbourhood, considered a prominent local landmark.

Description of Heritage Attributes

Key attributes that embody the cultural heritage value of the property as a rare surviving example of an industrial complex whose evolution over time is evident in its component structures, its historical associations with Hamilton's metal working industry, with the historic Mary Street Foundry and Laidlaw Manufacturing Company and with the Moulders' Union Strike of 1892, as well as in demonstrating a high degree of artisanship, include:

- The front (west) elevation and roofline of the four-storey circa 1866 brick building at 130 Mary Street, including its:
 - Side gable roof;
 - Brick façade laid in Common bond;
 - Six bay façade separated by raised brick pilasters;
 - Paired segmentally-arched windows with brick voussoirs and wooden lug sills; and,
 - Large ground-floor windows in the two southernmost bays with segmented openings, transoms, brick voussoirs, stone skewbacks, and stone lug sills.

- The front (west) and side (south) elevations and roofline of the three-and-a-half-storey circa 1880 corner brick building at 122 Mary Street, including its:
 - Hip roof with a rounded corner and wood-framed dormers;
 - Projecting eaves with decorative wooden brackets, moulded frieze and decorative brick corbelling below;
 - Raised brick pilasters separating the bays with paired wooden brackets below the upper cornice;
 - Rounded southwest corner with a ground-floor entrance including a curved wooden cornice, decorative end brackets, wooden frieze with dentils, metal columns with Corinthian capitals and transoms;
 - Segmentally-arched window openings with brick voussoirs and wooden lug sills; and,
 - Large ground-floor windows on the west elevation with segmented openings, transoms, brick voussoirs, stone skewbacks, and stone lug sills.

Key attributes that embody the cultural heritage value of the property as a rare surviving example of an industrial complex whose evolution over time is evident in its component structures, its historical associations with Hamilton's textile industry, the Chipman-Holton Knitting Company, and the architectural firm Stewart & Witton, as well as in demonstrating a high degree of artisanship, include:

- The front (south) and side (east) elevations of the three-storey 1911 brick building at 11 Kelly Street, including its:
 - Brick facades laid in Common bond;
 - Brick pilasters with pointed tops with diamond-shaped stone accents;
 - Flat-headed openings with stone sills and remaining multi-pane metal windows; and,
 - Decorative brickwork including courses of corbelled brick and relief work.
- The front (north) and side (west) elevations and roofline of the western portion of the 1911-1927 brick building at 140 and 146 Mary Street, including its:
 - Brick facades laid in Common bond;
 - Raised brick pilasters separating the bays;
 - Large flat-headed window openings with stone sills and remaining multi-pane metal windows;
 - Segmentally-arched openings in the ground floor of the three southern ground-floor bays with brick voussoirs and brick sills; and,
 - Stone foundation.
- The front (north) elevation and roofline of the eastern portion of the 1911-1927 brick building at 140 and 146 Mary Street (fronting onto Cannon Street East), including its:
 - Shaped brick parapet;

- Central window with semi-circular transom, brick voussoirs and stone keystone, end stones and sills;
 - Flanking windows with semi-circular transoms, brick voussoirs and stone keystones, end stones and sills; and,
 - Recessed brickwork between first and second storey windows.
- The front (north) and side (east) elevation of the three-storey 1920 brick building at 134 Cannon Street East, including its:
 - Brick façades laid in Common bond;
 - Flat-headed window openings with stone lug sills;
 - Projecting ground-floor wooden cornice;
 - Decorative stone accents and banding;
 - Shallow paired brick pilasters; and,
 - Stone door surround.

Key attributes that embody the contextual value of the property as a defining feature of the historical character of the Beasley Neighbourhood and as a local landmark include its:

- Location filling the half block formed by Cannon, Mary, and Kelly Streets.

Authority: Item 8.2, Planning Committee Minutes 25-001 (PED25026)
CM: January 22, 2025 Ward: City Wide

Bill No. 008

CITY OF HAMILTON

BY LAW NO. 25-

To Amend By-law No. 15-058 A By-law Respecting Building Permits and Related Matters

WHEREAS Council of the City of Hamilton desires to amend By-law No. 15-058, the Building By-law, to change Building Permit Fees;

AND WHEREAS public notice has been given and a public meeting held as required for this By-law;

AND WHEREAS section 7 of the *Building Code Act, 1992* authorizes Council of the City of Hamilton to pass by-laws concerning the issuance of permits and related matters;

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

1. Schedule "A" of By-law No. 15-058 is deleted and replaced with Schedule "A" attached to and forming part of this By-law;
2. That in all other respects, By-law 15-058 is confirmed; and
3. This By-law comes into force on the day it is passed.

PASSED this 22nd day of January, 2025.

A. Horwath
Mayor

M. Trennum
City Clerk

**SCHEDULE “A” TO BUILDING BY-LAW NO. 15-058
RESPECTING CLASSES OF PERMITS AND FEES**

PERMIT FEES

1. Permit fees shall be calculated based on the formula given below, unless otherwise specified in this schedule:

$$\text{Permit Fee} = \text{SI} \times \text{A}$$

Where SI = Service Index for the applicable Classification under Section 3 below of the work proposed, and A = floor area in m² of work involved.

2. (a) Permit fees shall be rounded off to the nearest full dollar.
- (b) Where the permit fee is in excess of \$50,000 an applicant may elect to pay 55% of the full permit fee at the time of building permit application and the balance at the time of permit issuance.
- (c) Fees noted in this Schedule are subject to Harmonized Sales Tax (H.S.T.) where applicable.

CLASSES OF PERMITS AND FEES

3. Permit fees shall be calculated using the following table:

TABLE 1 – CLASSES OF PERMITS AND FEES

Minimum Fee	
Minimum fee for processing and issuance of permits, except where specifically noted otherwise in this By-law	\$291
Group A (Assembly Occupancies)	Service Index (SI) \$/m ² unless otherwise indicated
All Recreation Facilities, Elementary Schools, Daycare Facilities, Libraries, Places of Worship, Restaurants, Theatres, Arenas, Gymnasiums, Indoor Pools, Secondary Schools and all other Group A Buildings	\$27.21
Portable Classrooms	\$435 per portable
Shell only	\$23.62
Finishing only	\$6.18
Non-Residential – Outdoor Patio	\$218 (flat fee)

Group B (Institutional Occupancies)	Service Index (SI) \$/m ² unless otherwise indicated
Institutional, Hospitals, Medical Care Facilities, Nursing Homes, and other Group B Buildings	\$32.52
Shell only	\$26.03
Finishing only	\$7.19
Group C (Residential Occupancies)	Service Index (SI) \$/m ² unless otherwise indicated
Detached house, semi-detached house or row house	\$18.32
Additional dwelling unit in an existing house	\$515 (Flat Fee)
Detached additional dwelling unit in the rear yard of a house	\$1,030 (Flat Fee)
Apartment buildings	\$18.32
Hotels, Motels	\$24.23
Other Residential Work (for a detached house, semi-detached house or row house)	Service Index (SI) \$/m ² unless otherwise indicated
Deck, balcony, open porch, stairs	\$5.36
Garage, storage shed	\$6.58
New basement, cold cellar	\$6.58
Finishing a basement	\$4.06
Residential greenhouse, open carport	\$5.36
Exterior barrier-free access	\$0.00
Group D (Business and Personal Services)	Service Index (SI) \$/m ² unless otherwise indicated
Office Buildings (up to 10 storeys) (Shell only)	\$18.29
Office Buildings (up to 10 storeys) (Finishing only)	\$5.85
Office Buildings (up to 10 storeys) (Finished)	\$24.14
Office Buildings (more than 10 storeys) (Shell only)	\$22.11
Office Buildings (more than 10 storeys) (Finishing only)	\$6.21
Office Buildings (more than 10 storeys) (Finished)	\$28.33

Group E (Mercantile)	Service Index (SI) \$/m ² unless otherwise indicated
Retail (Shell only)	\$15.00
Retail (Finishing only)	\$5.07
Retail (Finished)	\$20.05
Group F (Industrial)	Service Index (SI) \$/m ² unless otherwise indicated
Industrial (Shell only)	\$9.08
Industrial (Finishing only)	\$4.96
Industrial (Finished)	\$14.06
Parking Garages	\$8.30
Gas Stations	\$15.15
Subsurface Works (in addition to the regular permit fee)	Flat Fee Unless otherwise indicated
Foundation Permits	
Residential under Part 9 of Division B of the Building Code	\$453
Residential/Commercial/Industrial/Institutional under Part 3 of Division B of the Building Code (up to 1200 m ²)	\$1,125
Residential/Commercial/Industrial/Institutional under Part 3 of Division B of the Building Code (greater than 1200 m ²)	\$3,377
Excavation and Shoring	\$12.49 per linear metre
New water service (low density residential only)	\$187
New water service when included with a complete building permit application for a new building (low density residential only)	\$168
New sewer service (low density residential only)	\$187
New sewer service when included with a complete building permit application for a new building (low density residential only)	\$168

Designated Structures	Flat Fee
Retaining Wall	\$523
Crane Runway	\$523
Communication Tower	\$523
Exterior Storage Tanks and its supporting structure (including Silos)	\$523
Pedestrian Bridge/Walkway	\$523
Dish Antenna mounted on a Building (face area equal to or greater than 5 m ²)	\$523
Outdoor Public Spa	\$1,071
Outdoor Public Swimming Pool	\$2,121
Fire Protection Systems (stand alone – excludes relocation of components for existing system)	Service Index (SI) \$/m ² unless otherwise indicated
Electromagnetic Locks/Electric Strikes	\$248 each (maximum \$741)
Fire Alarm System	\$435 (flat fee)
Fire Fighting Water Reservoir	\$523 (flat fee)
Emergency Lighting/Exit Signs	\$435 (flat fee)
Sprinkler System	\$0.72
Standpipe System	\$435 (flat fee)
Combined Sprinkler and Standpipe System	\$0.72 (minimum \$435)
Mechanical Systems (stand alone)	Flat Fee
Commercial Cooking Exhaust System	\$435
Demolition (complete or partial building – not issued under Demolition Control By-law)	Service Index (SI) \$/m ² unless otherwise indicated

Residential – single/two family dwelling and townhouses	\$0.54
Accessory structures to a residential use or partial demolition of a single/two family dwelling and townhouses	\$0.54 (\$188 minimum)
Non-residential and multi residential	\$0.54 (\$464 minimum)
Plumbing Devices (stand alone)	Flat Fee
Backflow Preventer	
For first premise or zone device	\$291
For each additional premise or zone device	\$187
Backwater Valve	\$291
Grease/Oil Interceptor	\$291
Renewable (Green) Energy Systems	Flat Fee
Geothermal System for a Single/Two Family Dwelling	\$523
Geothermal System for all other Buildings	\$701
Solar Collector for a Single/Two Family Dwelling	\$291
Solar Collector for all other Buildings	\$523
Wind Turbine	\$523
Sewage Systems	Flat Fee
To construct a sewage system pursuant to the provisions of the Act	\$1,010
To construct a Class 5 sewage systems or to repair a sewage system pursuant to the provisions of the Act	\$619
Sewage System Maintenance Inspection Program	\$283

Signs	Flat Fee
Ground Sign with a sign area of less than or equal to 2.5 m ²	\$261
Ground Sign with a sign area of greater than 2.5 m ² and up to 4.0 m ²	\$458
Ground Sign with a sign area greater than 4.0 m ²	\$917
Awning, Canopy, Marquee, Parapet, Projecting and Wall Signs	\$458
Billboard	\$917
Other Classifications (not previously listed)	Service Index (SI) \$/m ² unless otherwise indicated
Accessory structures, garage, storage shed, new basement, cold cellar, unenclosed canopies, air supported structures	\$6.58
Farm Buildings	\$3.36
Greenhouses	\$2.01 (Maximum \$6,620)
Temporary Structures	
Tents	\$2.18 (Maximum \$464)
Sales Offices	\$17.90
Construction Trailers	\$14.16
Stages	\$292 (flat fee)
Other Structures (intended to be used for less than 6 months)	\$292 (flat fee)
Residential greenhouses, deck, balcony, open porch, exterior stair, ramp, open carport, terraces, exterior roof amenity areas	\$5.36
Balcony Guard (replacement only)	\$3.15 per linear metre
Balcony Repairs (localized concrete repairs including guards)	\$31.52 per balcony
Slab Reconstruction (other than Balconies)	\$6.30
Shelf and Rack Storage	\$1,010 (flat fee)

Other Classifications (not previously listed) (continued)	Service Index (SI) \$/m ² unless otherwise indicated
Dust Collector	\$523 (flat fee)
Paint Booth	\$523 (flat fee)
Alterations/partitioning/renovations to existing finished areas (where no building systems are being installed or altered), relocation/moving permits	\$4.06
Re-roofing without any structural changes (except for buildings containing less than 4 dwelling units or townhouses)	\$0.35
Administrative Fees	Flat Fee
Additional Plan Review (Resubmission) Where a non-compliant resubmission is submitted above and beyond the first resubmission	\$187 (per hour of review time)
Additional Permit Fee (Revision) Where an applicant makes a material change to a plan, specification, document, or other information, following the issuance of a building permit (includes first hour of review time)	\$187
For each additional hour, or part thereof, of review time	\$187
Alternative Solution Application for an Alternative Solution under Section 2.1, of Division C, of the Building Code (up to 4 hours review time)	\$677
For each additional hour, or part thereof, of review time	\$187
Applicable Law Review Review and consultation for Applicable Law requirements	\$285
Building Code Compliance Letters Written requests for information concerning a building's compliance with the current Building Code	\$187 (per hour of review time)
Change of Use Permit Change of use Permit with no construction	\$291
Conditional Permit Fee Review and approval of Conditional Permit Agreements/Undertakings	10% of permit fee (minimum \$1,219, maximum \$4,267)

Administrative Fees (continued)	Flat Fee
<p>Fire Watch/Fire Plan Review and approval of Fire Watch/Fire Plans during construction</p>	<p>\$611</p>
<p>Limiting Distance Agreements For Review and approval of Limiting Distance Agreements under the Ontario Building Code</p>	<p>\$660</p>
<p>Occupancy Permit of an Unfinished Building</p> <p>Occupancy Permit for an Unfinished Residential Building (fee is for each individual Occupancy Permit request)</p> <p>Occupancy Permit for all other Unfinished Buildings (fee is for each individual Occupancy Permit request)</p>	<p>\$187 (+ \$45.84 for each additional unit)</p> <p>\$611</p>
<p>Permit or Application Extensions Extension of a building permit or permit application where no revisions are required</p>	<p>\$187</p>
<p>Pre-Consultation Building Code preliminary design consultation/review for proposed designs prior to a complete permit application being submitted</p>	<p>\$187 (per hour of review time)</p>
<p>Premature/Additional Inspections Where an inspection request is premature and the inspector must re-attend the site to complete the necessary inspection, or an additional inspection is requested or required</p>	<p>\$248 (per inspection)</p>
<p>Stock Plans Review of stock plans for new single-family dwellings in a Plan of Subdivision prior to a complete permit application being submitted</p>	<p>\$474</p>
<p>Suspended Permit Where an inspection is requested for a Permit that has been suspended</p>	<p>\$248 (per inspection)</p>
<p>Transfer of Permit Where ownership changes on a property and there are no other changes to the project or the professional services required.</p>	<p>\$187</p>

4. Where no new floor area is created, or where materials, systems or equipment regulated by the Building Code render it impossible to determine the permit fee on the basis of the classifications noted in this Schedule, the permit fee payable shall be 1% of the prescribed value as determined by the Chief Building Official under Subsection 6.1 of this By-law, subject to a minimum fee as per Section 3 of this Schedule.
5. The total fees under this Schedule and Schedule "C" shall be paid prior to the issuance of a permit.

6. **INTERPRETATION**

In addition to referring to the Act and the Building Code in determining the fees under this By-law, the Chief Building Official may have regard to the following explanatory notes as may be needed in the calculation of permit fees:

- (a) Floor area of the proposed work is to be measured to the outer face of exterior walls and to the centre line of party walls or demising walls (but excluding residential garages);
- (b) In the case of interior alterations or renovations, area of proposed work is the actual space receiving the work (e.g. tenant space);
- (c) Mechanical penthouses and floors, mezzanines, lofts, habitable attics, balconies, terraces and exterior roof amenity areas are to be included in all floor area calculations;
- (d) Except for interconnected floor spaces, no deduction is made for openings within the floor area (e.g. stairs, elevators, escalators, shafts, ducts, and similar openings);
- (e) Unfinished basements for single family dwellings, semis, duplexes and townhouses are not included in the floor area;
- (f) Attached garages and fireplaces are included in the permit fee for individual dwelling units;
- (g) Where interior alterations and renovations require relocation of sprinkler heads or fire alarm components, no additional charge is applicable;
- (h) Corridors, lobbies, washrooms, lounges, and similar areas are to be included and classified according to the major classification for the floor area on which they are located;
- (i) The occupancy categories in the Schedule correspond with the occupancy classifications in the Building Code. For mixed occupancy floor areas, the Service Index for each applicable occupancy category shall be used with the floor area associated with the occupancy.

- (j) A temporary building is considered to be a building that will be erected for not more than one year; and,
- (k) Where a change of use permit is subject to a fee based on floor area, “floor area” shall mean the total floor space of all storeys subject to the change of use.

Authority: Item 9.5, Planning Committee Minutes 25-001 (PED25015)
CM: January 22, 2025 Ward: 10

Bill No. 009

CITY OF HAMILTON

BY-LAW NO. 25-

A By-law to Deem a Part of A Subdivision Not To Be Registered Block 187, Block 188, and Block 189 of Registered Plan 62M-987

WHEREAS Subsection 50(4) of the *Planning Act* R.S.O. 1190, Chapter 13, as amended, provides that the Council of a Municipality may, by By-law, designate any Plan of Subdivision, or part thereof, that has been registered for eight (8) years or more, and deem it not to be a Registered Plan of Subdivision for the purpose of the subdivision control provisions of Subsection 50(3) of the *Planning Act*,

AND WHEREAS Registered Plan 62M-987 was registered in the Land Registry Office on the 29th day of August 2003.

AND WHEREAS Block 187, Block 188, and Block 189, Registered Plan 62M-987, City of Hamilton are within a Plan of Subdivision registered for more than eight (8) years;

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

1. That the following lands are designated and deemed not to be a Registered Plan of Subdivision for the purpose of Subsection 50(3) of the *Planning Act*:

Block 187, Registered Plan 62M-987, City of Hamilton
Block 188, Registered Plan 62M-987, City of Hamilton
Block 189, Registered Plan 62M-987, City of Hamilton

2. The City Clerk is hereby authorized and directed to:

- (a) lodge a copy of this By-law with the Minister of Municipal Affairs and Housing;
- (b) register a certified copy or duplicate copy of this deeming By-law against the title to the lands in the proper registry office, and this By-law shall not take effect until this requirement has been complied with; and,
- (c) send by registered mail, notice of passing of this By-law to be given within thirty (30) days of the date of passing, to each person appearing by the last revised assessment roll to be the owner of land to which this By-law applies, which notice shall be sent to the last known address of each such person.

3. That notwithstanding S.50(27) of the Planning Act, this By-law No. 24-009 shall come into force and take effect when registered in the Land Registry Office.

PASSED this 22nd day of January, 2025.

A. Horwath
Mayor

M. Trennum
Clerk



<p>This is Schedule "A" to By-law No. 25-</p> <p>Passed the day of, 2025</p>	<p style="text-align: center;">-----</p> <p style="text-align: center;">Mayor</p> <p style="text-align: center;">-----</p> <p style="text-align: center;">Clerk</p>
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<h2 style="margin: 0;">Schedule "A"</h2> <p style="margin: 10px 0 0 0;">Map forming Part of By-law No. 25-_____</p> <p style="margin: 10px 0 0 0;">to Amend By-law No. 3692-92</p>	<p>Subject Property Blocks 187, 188 and 189 of Registered Plan 62M-987, Stoney Creek (Ward 10)</p> <p> Lands to be Deemed not to be Part of a Registered Plan: Blocks 187, 188 and 189, Plan 62M-987</p>
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Scale: N.T.S	File Name/Number: Registered Plan 62M-987	 Hamilton
Date: November 21, 2024	Planner/Technician: HT/NB	
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		

Authority: Item 6, Planning Committee Report 24-009 (PED22021(a))
CM: June 26, 2024 Ward: 2

Bill No. 010

CITY OF HAMILTON

BY-LAW NO. 25-

To Adopt:

**Official Plan Amendment No. 253 to the
City of Hamilton Official Plan**

Respecting:

**Rental Housing Protection Policies
(Ward 2)**

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

1. Amendment No. 253 to the City of Hamilton Official Plan consisting of Schedule “1”, hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 22nd day of January, 2025.

A. Horwath
Mayor

M. Trennum
City Clerk

Amendment No. 253 to the City of Hamilton Official Plan

The following text constitutes Official Plan Amendment No. 253 to the City of Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to amend housing policies which apply to condominium conversion of rental housing units and demolition/redevelopment of rental housing units and add a policy which applies to complete applications.

The effect of this Amendment is to ensure consistency between the City of Hamilton Official Plan, which applies to the West Harbour Secondary Plan area, and policies addressing the conversion and demolition of rental housing in the Urban Hamilton Official Plan. The amendment also ensures alignment with a proposed Rental Housing Protection By-law permit process under Section 99.1 Permit of the Municipal Act.

2.0 Location:

The lands affected by this Amendment are located within the West Harbour (Setting Sail) Secondary Plan area.

3.0 Basis:

The basis for permitting this Amendment is:

- The Amendment will assist in achieving an appropriate mix of household types at varying income levels, as described in Policies A.2.1 and C.7.3 of the City of Hamilton Official Plan, and Policy A.6.3.3.1.9 of the West Harbour Secondary Plan;
- The Amendment will ensure that a strong rental housing market exists before the removal of rental housing units for conversions to condominium ownership or demolitions is considered;

- The Amendment will allow for additional opportunities for residential intensification, while maintaining the intent of the City’s Housing and Homelessness Action Plan objectives to protect rental housing units, and in particular, affordable rental housing units;
- The Amendment will ensure that proposals requiring a Section 99.1 Permit under the Municipal Act are appropriately identified as part of certain Planning Act application processes; and,
- The Amendment is consistent with the Provincial Policy Statement, 2020 and conforms to the Growth Plan for the Greater Golden Horseshoe, 2019, as amended.

4.0 Changes:

4.1 Text Changes

4.1.1 That Section A.6.3 – West Harbour Planning Area be amended by adding a new Policy No. A.6.3.8.3.2 as follows:

“A.6.3.8.3.2 To protect the adequate provision of a full range of housing, including affordable housing, demolitions or conversions to condominium of rental apartment or townhouse buildings or groups of buildings comprised of six or more units shall comply with Policies C.7.11 to C.7.17.”

4.1.2 That Section C.7 - Residential Environment and Housing Policy be amended by:

- i. Deleting Policy Nos. C.7.11 and C.7.12 in their entirety and replacing them with new Policy Nos. C.7.11 and C.7.12 as follows:

“C.7.11 To protect the adequate provision of a full range of housing, conversion to condominium of rental apartment or townhouse buildings or groups of buildings comprised of six or more units shall only be permitted where both of the following two general criteria are met, outlined as a) and b) below, demonstrated through the issuance of a Section 99.1 Permit under the Municipal Act:

- a) a healthy, sustained vacancy rate exists for the City, as defined by a by-law passed under Section 99.1 of the

Municipal Act, including the rental vacancy rate by dwelling unit and structure type City-wide and for the respective local housing market zone where the dwelling units are located; and,

- b) the proposed conversion will not adversely affect the supply of affordable rental housing for rental units of a similar dwelling unit structure, size and type for the City and the respective local housing market zone.

C.7.12 Notwithstanding Policy C.7.11, the City may approve an application to convert rental housing to condominium tenure, where it is demonstrated to the satisfaction of the City that:

- a) repair or retrofitting is immediately required to meet health and safety standards; and,
- b) income received from rent and available from government funding programs, including rent increases permitted under provincial legislation, is not capable of supporting the work required."

ii. Amending Policy No. C.7.13 by:

- 1) deleting the phrase "and C.7.12" in Policy C.7.13 i) and replacing it with "to C.7.14", so the policy reads as follows:

"i) For the purposes of policies C.7.11 to C.7.14, the statistical data used for vacancy rates, rent charges, dwelling/structure types will be determined by the Canada Mortgage and Housing Corporation (CMHC)."

- 2) renumbering Policy No. C.7.13 to C.7.15.

iii. Adding new Policy Nos. C.7.13, C.7.14, C.7.16 and C.7.17 as follows:

C.7.13 To protect the adequate provision of a full range of housing, development or redevelopment that would have the effect of removing all or part of rental apartment or townhouse buildings or groups of buildings comprised of six or more units, and would result in the loss of six or more rental housing units, and interior building renovations that remove six or more

residential rental dwelling units of a certain type, shall only be permitted where at least one of the following three general criteria are met, outlined as a), b) and c) below, demonstrated through the issuance of a Section 99.1 Permit under the Municipal Act:

- a) both of the following criteria are met:
 - i) a healthy, sustained vacancy rate exists for the City, as defined by a by-law passed under Section 99.1 of the Municipal Act, including the rental vacancy rate by dwelling unit and structure type City-wide and for the respective local housing market zone where the dwelling units are located; and,
 - ii) the proposed conversion will not adversely affect the supply of affordable rental housing for rental units of a similar dwelling unit structure, size and type for the City and the respective local housing market zone; or,
- b) the building (or buildings) is determined to be structurally unsound, confirmed by the submission of a structural audit, prepared by a qualified professional with the conclusions of such audit deemed acceptable by the City; or,
- c) all of the following criteria are met:
 - i) the units to be removed will be replaced either on-site or off-site in a comparable location acceptable to the City;
 - ii) replacement units are maintained for a defined period of time with rents similar to those in effect at the time a development application is made, with annual increases not exceeding the Provincial Rent Increase Guideline or a similar guideline approved by Council; and,
 - iii) a tenant relocation and assistance plan for existing

tenants addressing matters such as the right to return to occupy replacement housing at similar rents, the provision of alternative accommodation at similar rents, and other assistance to lessen hardship, is provided, to the satisfaction of the City.

C.7.14 Notwithstanding Policy C.7.13, renovations to an existing building which reduces the number of dwelling units by six or more units, but does not reduce the area of living space, may be permitted provided Policy C.7.13 clause a) i) is satisfied.

C.7.16 The City recognizes the necessary role of social housing in meeting the housing needs of residents without the resources to participate in the private housing market. Notwithstanding Policies C.7.11 and C.7.13, conversion to condominium and/or demolition/redevelopment of social housing units shall be permitted provided the following criteria are satisfied:

- a) full replacement of all rent-geared-to-income units;
- b) a tenant relocation and assistance plan addressing the provision of alternative accommodation for tenants at similar rents, including rent-geared-to-income subsidies, right-of-first-refusal to occupy one of the replacement subsidized units, and other assistance to mitigate the potential for hardship; and,
- c) conversion shall be consistent with pertinent provincial legislation.

C.7.17 A Rental Housing Protection By-law screening form may be required to deem Planning Act, R.S.O., 1990 c. P.13 applications for official plan amendment, Zoning By-law amendment, and site plan control complete.

5.0 **Implementation:**

An implementing Municipal Act By-Law (Rental Housing Protection By-law) and implementing Zoning By-law Amendments, Site Plan Control applications, and draft plan of Condominium applications will give effect to the changes.

This Official Plan Amendment is Schedule "1" to By-law No. 25-010 passed on the 22nd day of January, 2025.

**The
City of Hamilton**

A. Horwath
Mayor

M. Trennum
City Clerk

Authority: Item 6, Planning Committee Report 24-009 (PED22021(a))
CM: June 26, 2024 Ward: City Wide
Written approval for this by-law was given by Mayoral Decision MDE-2024 29
Dated December 11, 2024

Bill No. 011

CITY OF HAMILTON

BY-LAW NO. 25-

To Adopt:

**Official Plan Amendment No. 215 to the
Urban Hamilton Official Plan**

Respecting:

**Rental Housing Protection Policies
(City Wide)**

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

1. Amendment No. 215 to the Urban Hamilton Official Plan consisting of Schedule “1”, hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 22nd day of January, 2025.

A. Horwath
Mayor

M. Trennum
City Clerk

Urban Hamilton Official Plan Amendment No. 215

The following text constitutes Official Plan Amendment No. 215 to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose of this Amendment is to modify the policies of the Urban Hamilton Official Plan which apply to condominium conversion of rental housing units and demolition/redevelopment of rental housing units, and the policies which apply to complete applications.

The effect of this Amendment is to simplify some of the criteria used to assess proposals for conversions or demolitions of rental housing by removing specific numerical requirements and noting conformity with the criteria must be demonstrated through the issuance of a Section 99.1 Permit under the Municipal Act. The amendment will also add a permission for demolition of rental housing units where units will be replaced and other requirements are met, and a requirement that a screening form may have to be submitted as part of a complete application submission.

2.0 Location:

The lands affected by this Amendment are all lands within the Urban Area of the City of Hamilton.

3.0 Basis:

The basis for permitting this Amendment is:

- The Amendment will assist in achieving an appropriate balance of primary rental and ownership housing stock, as described in Policy B.3.2.5 of Volume 1 of the Urban Hamilton Official Plan;
- The Amendment will ensure that a strong rental housing market exists before the removal of rental housing units for conversions to condominium ownership or demolitions is considered;

- The Amendment will allow for additional opportunities for residential intensification, while still maintaining the City's Official Plan and Housing and Homelessness Action Plan objectives to protect rental housing units, and in particular, affordable rental housing units;
- The Amendment will ensure that proposals requiring a Section 99.1 Permit under the Municipal Act are appropriately identified as part of certain Planning Act application processes; and,
- The Amendment is consistent with the Provincial Policy Statement, 2020 and conforms to the Growth Plan for the Greater Golden Horseshoe, 2019, as amended.

4.0 Actual Changes:

4.1 Volume 1 – Parent Plan

Text

4.1.1 Chapter B – Communities

a. That Volume 1: Chapter B – Communities, Section 3.2.5 – Rental Housing Protection Policies, be amended by:

i. Amending Policy B.3.2.5.1 by:

1) Deleting the phrase “shall be permitted if any one of three general criteria are met, outlined as a), b) and c) below:” and replacing it with:

“shall only be permitted where both of the following two general criteria are met, outlined as a) and b) below, demonstrated through the issuance of a Section 99.1 Permit under the Municipal Act”;

2) Deleting Policy B.3.2.5.1 a) in its entirety and replacing it with:

“a) a healthy, sustained vacancy rate exists for the City, as defined by a by-law passed under Section 99.1 of the Municipal Act, including the rental vacancy rate by dwelling unit and structure type City-wide and for the respective local

housing market zone where the dwelling units are located;
and,”

3) Deleting Policy B.3.2.5.1 b) in its entirety and replacing it with:

“b) the proposed conversion will not adversely affect the supply of *affordable* rental housing for rental units of a similar dwelling unit structure, size and type for the City and the respective local housing market zone.”

and,

4) Deleting Policy B.3.2.5.1 c) in its entirety;

So the policy reads as follows:

“3.2.5.1 To protect the adequate provision of a full range of housing, conversion to condominium of rental apartment or townhouse buildings or groups of buildings comprised of six or more units shall only be permitted where both of the following two general criteria are met, outlined as a) and b) below, demonstrated through the issuance of a Section 99.1 Permit under the Municipal Act:

a) a healthy, sustained vacancy rate exists for the City, as defined by a by-law passed under Section 99.1 of the Municipal Act, including the rental vacancy rate by dwelling unit and structure type City-wide and for the respective local housing market zone where the dwelling units are located; and,

b) the proposed conversion will not adversely affect the supply of *affordable* rental housing for rental units of a similar dwelling unit structure, size and type for the City and the respective local housing market zone.”

ii. Amending Policy B.3.2.5.6 by:

1) Adding the phrase, “, and interior building renovations that remove six or more residential rental dwelling units of a certain type,” after

the words “and would result in the loss of six or more rental housing units”;

- 2) Deleting the phrase “shall be permitted if any one of two general criteria are met, outlined as a) and b) below:” and replacing it with:

“shall only be permitted where at least one of the following three general criteria are met, outlined as a), b), and c) below, as demonstrated through the issuance of a Section 99.1 Permit under the Municipal Act.”;

- 3) Deleting Policy B.3.2.5.6 a) in its entirety and replacing it with:

“a) both of the following criteria are met:

- i) a healthy, sustained vacancy rate exists for the City, as defined by a by-law passed under Section 99.1 of the Municipal Act, including the rental vacancy rate by dwelling unit and structure type City-wide and for the respective local housing market zone where the dwelling units are located; and,
- ii) the proposed conversion will not adversely affect the supply of *affordable* rental housing for rental units of a similar dwelling unit structure, size and type for the City and the respective local housing market zone; or,”;

- 4) Replacing the “.” at the end of Policy B.3.2.5.6 b) with “; or,”;

- 5) Adding a new Policy as Policy B.3.2.5.6 c):

“c) all of the following criteria are met:

- i) the units to be removed will be replaced either on-site or off-site in a comparable location acceptable to the City;
- ii) replacement units are maintained for a defined period of time with rents similar to those in effect at the time a *development* application is made, with annual increases

not exceeding the Provincial Rent Increase Guideline or a similar guideline approved by Council; and,

- iii) a tenant relocation and assistance plan addressing matters such as the right to return to occupy replacement housing at similar rents, the provision of alternative accommodation at similar rents, and other assistance to lessen hardship, is provided, to the satisfaction of the City."

So the policy reads as follows:

"3.2.5.6 To protect the adequate provision of a full range of housing, *development or redevelopment* that would have the effect of removing all or part of rental apartment or townhouse buildings or groups of buildings comprised of six or more units, and would result in the loss of six or more rental housing units, and interior building renovations that remove six or more residential rental dwelling units of a certain type, shall only be permitted where at least one of the following three general criteria are met, outlined as a), b) and c) below, demonstrated through the issuance of a Section 99.1 Permit under the Municipal Act:

- a) both of the following criteria are met:
 - i) a healthy, sustained vacancy rate exists for the City, as defined by a by-law passed under Section 99.1 of the Municipal Act, including the rental vacancy rate by dwelling unit and structure type City-wide and for the respective local housing market zone where the dwelling units are located; and,
 - ii) the proposed conversion will not adversely affect the supply of *affordable* rental housing for rental units of a similar dwelling unit structure, size and type for the City and the respective local housing market zone; or,

- b) the building (or buildings) is determined to be structurally unsound, confirmed by the submission of a structural audit, prepared by a qualified professional with the conclusions of such audit deemed acceptable by the City; or,
- c) all of the following criteria are met:
 - i) the units to be removed will be replaced either on-site or off-site in a comparable location acceptable to the City;
 - ii) replacement units are maintained for a defined period of time with rents similar to those in effect at the time a *development* application is made, with annual increases not exceeding the Provincial Rent Increase Guideline or a similar guideline approved by Council; and,
 - iii) an acceptable tenant relocation and assistance plan for existing tenants addressing matters such as the right to return to occupy replacement housing at similar rents, the provision of alternative accommodation at similar rents, and other assistance to lessen hardship, is provided, to the satisfaction of the City.”
- iii. Amending Policy B.3.2.5.7 by replacing the phrase “clauses a) i) and ii) are satisfied.” with “clause a) i) is satisfied.”

So the policy reads as follows:

“B.3.2.5.7 Notwithstanding Policy B.3.2.5.6, renovations to an existing building which reduces the number of dwelling units by six or more units, but does not reduce the area of living space, may be permitted provided Policy B.3.2.5.6 clause a) i) is satisfied.”

4.1.2 Chapter F – Implementation

- a. That Volume 1, Chapter F – Implementation, Section 1.19 – Complete Application Requirements and Formal Consultation, be amended by:

Adding a new Policy as F.1.19.12:

“F.1.19.12 In addition to Policy F.1.19.6 and the *other information and materials* in Table F.1.19.1, a Rental Housing Protection By-law screening form may also be required to deem Planning Act, R.S.O., 1990 c. P.13 applications for official plan amendment, zoning By-law amendment, and site plan control complete.”

5.0 Implementation:

An implementing Municipal Act By-Law (Rental Housing Protection By-law) and implementing Zoning By-law Amendments, Site Plan Control applications, and draft plan of Condominium applications will give effect to the changes.

This Official Plan Amendment is Schedule “1” to By-law No. 25-011 passed on the 22nd day of January, 2025.

The City of Hamilton

A. Horwath
Mayor

M. Trennum
City Clerk

Authority: Item 14, Committee of the Whole Report 01-003 (FCS01007)
 CM: February 6, 2001 Ward: 1,3,4,10,13,15

Bill No. 012

**CITY OF HAMILTON
 BY-LAW NO. 25-**

**To Amend By-law No. 01-218, as amended,
 Being a By-law To Regulate On-Street Parking**

WHEREAS Section 11(1)1 of the *Municipal Act, S.O. 2001, Chapter 25*, as amended, confers upon the councils of all municipalities the power to enact by-laws for regulating parking and traffic on highways subject to the *Highway Traffic Act*;

AND WHEREAS on the 18th day of September, 2001, the Council of the City of Hamilton enacted By-law No. 01-218 to regulate on-street parking;

AND WHEREAS it is necessary to amend By-law No. 01-218, as amended.

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

1. By-law No. 01-218, as amended, is hereby further amended by adding/deleting from the identified Schedules and Sections noted in the table below as follows:

Schedule	Section	Highway	Side	Location	Duration	Times	Days	Adding/ Deleting
6 - Time Limit	B	Helen Street	East	96 m north of Willett Hill to 324 m northerly	2 hr	Anytime	Anyday	Adding

Schedule	Section	Highway	Side	Location	Times	Adding/ Deleting
8 - No Parking	B	Helen St.	Both	Willett Hill to north limit of Helen St.	2 a.m. - 6 a.m.	Deleting
8 - No Parking	B	Helen St.	West	10 m north and south of entrance to Helen St. Apartments	2 a.m. - 6 a.m.	Deleting
8 - No Parking	B	Helen St.	East	Willett Hill to 46m northerly	Anytime	Deleting
8 - No Parking	B	Helen St.	West	Willett Hill to 46m northerly	Anytime	Deleting
8 - No Parking	F	Oceanic Dr.	North	from east of Drakes Dr. and continuing 60m easterly.	Anytime	Deleting

To Amend By-law No. 01-218, as amended,
Being a By-law to Regulate On-Street Parking

8 - No Parking	A	English Place	North	Eleanor Place to the easterly end	Anytime	Adding
8 - No Parking	B	Helen Street	East	Willett Hill to 96 m northerly	Anytime	Adding
8 - No Parking	B	Helen Street	North	420 m north of Willett Hill to westerly end	Anytime	Adding
8 - No Parking	B	Helen Street	West & South	Willett Hill to north-westerly end	Anytime	Adding
8 - No Parking	C	Main Street North	East	169 m north of John Street to 48 m northerly	8:00 a.m. to 5:00 p.m. Monday to Friday	Adding
8 - No Parking	C	Mallard Trail	East	51 m north of Humphrey Street to 37 m south of Valley Trail Place	Anytime	Adding
8 - No Parking	C	Mallard Trail	West	37 m south of Riverwalk Drive to 51 m north of Humphrey Street	Anytime	Adding
8 - No Parking	C	Mallard Trail	West	36 m north of Skinner Road to 27 m northerly	Anytime	Adding
8 - No Parking	F	Oceanic Drive	North	Drakes Drive to 66 m easterly	Anytime	Adding
8 - No Parking	C	Springview Drive	West	29 m south of Painter Terrace (S. Int.) to 7 m southerly	Anytime	Adding

Schedule	Section	Highway	Location	NPA from 8am on 1st day of each month, to 11pm on 15th day of each month	NPA from 8am on 16th day of each month to 11pm on last day of month	Adding/Deleting
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9 - Alt Side (F/T)	B	Helen St.	Willett Hill to north end of Helen St.	East	West	Deleting
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Schedule	Section	Highway	Side	Location	Times	Adding/Deleting
12 - Permit	E	Canada	North	from 64.6m west of Locke to 4.4m westerly	Anytime	Deleting
12 - Permit	E	Fairleigh	West	from 63m south of Wilson to 5.8m southerly	Anytime	Deleting
12 - Permit	E	Graham Ave.	West	34m south of Dunsmore Rd. to 6m southerly	Anytime	Deleting
12 - Permit	E	Niagara Street	East	65 metres north of Munroe Street to 6 metres north thereof	Anytime	Deleting

To Amend By-law No. 01-218, as amended,
Being a By-law to Regulate On-Street Parking

12 - Permit	E	Beechwood Avenue	South	34 m east of Barnesdale Avenue North to 6 m easterly	Anytime	Adding
12 - Permit	E	George Street	South	65 m west of Pearl Street South to 6 m westerly	Anytime	Adding
12 - Permit	E	Gladstone Avenue	East	49 m south of Delaware Avenue to 6 m southerly	Anytime	Adding
12 - Permit	E	Norman Street	East	20 m north of Campbell Avenue to 6 m northerly	Anytime	Adding

Schedule	Section	Highway	Side	Location	Times	Adding/ Deleting
13 - No Stopping	C	Mallard Trail	Both	Humphrey Street to 21 m northerly	Anytime	Adding
13 - No Stopping	C	Mallard Trail	East	Valley Trail Place to 22 m northerly	Anytime	Adding
13 - No Stopping	C	Mallard Trail	West	21 m north of Riverwalk Drive to 21 m south of Riverwalk Drive	Anytime	Adding
13 - No Stopping	C	Mallard Trail	West	Humphrey Street to 21 m southerly	Anytime	Adding
13 - No Stopping	C	Mallard Trail	West	Skinner Road to 21 m northerly	Anytime	Adding

Schedule	Section	Highway	Side	Location	Times	Adding/ Deleting
20 - School Bus LZ	C	Main	East	from 169.4m north of John to 47.7m northerly	7:00 a.m. to 9:00 a.m. 3:00 p.m. to 5:00 p.m. Monday to Friday	Deleting

2. Subject to the amendments made in this By-law, in all other respects, By-law No. 01-218, including all Schedules thereto, as amended, is hereby confirmed unchanged.

To Amend By-law No. 01-218, as amended,
Being a By-law to Regulate On-Street Parking

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3. This By-law shall come into force and take effect on the date of its passing and enactment.

PASSED this 22nd day of January 2025.

A. Horwath
Mayor

M. Trennum
City Clerk

Authority: Item 14, Planning Committee Report: 23-011 (PED23157)
CM: July 14, 2023 Ward: 9

Bill No. 013

CITY OF HAMILTON

BY-LAW NO. 25-

To Establish City of Hamilton Land Described as Parts 1 and 2 on Plan 62R-12038 as a Public Highway to form part of Carlson Street

WHEREAS sections 8, 9 and 10 of the *Municipal Act, 2001* authorize the City of Hamilton to pass by-laws necessary or desirable for municipal purposes, and in particular by-laws with respect to highways; and,

WHEREAS section 31(2) of the *Municipal Act, 2001* provides that land may only become a highway by virtue of a by-law establishing the highway.

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

1. The land, owned by and located in the City of Hamilton, described as Part of Lot 28, Concession 7 in the Geographic Township of Saltfleet, designated as Parts 1 and 2 on Plan 62R-12038, be established as a public highway to form part of Carlson Street.
2. The General Manager of Public Works or their authorized agent is authorized to establish the said land as a public highway.
3. This By-law comes into force on the date of its registration in the Land Registry Office (No. 62).

PASSED this 22nd day of January, 2025.

A. Horwath
Mayor

M. Trennum
City Clerk

Authority: Item 10.1, Audit, Finance and Administration Committee Minutes 25-001
(FCS24016(a))
CM: January 22, 2025 Ward: City Wide

Bill No. 014

CITY OF HAMILTON

BY-LAW NO. 25-

**Being a By-law to Amend By-law No. 22-158
"City of Hamilton Community Benefits Charges By-law, 2022"
To Revise Definitions and Policy Regarding
Calculation of Community Benefits Charges**

WHEREAS the Council of the City of Hamilton has adopted the Community Benefits Charges By-law No. 22-158;

WHEREAS the Council of the City of Hamilton has given notice and held a Public Meeting on January 16, 2025 regarding its proposals for this Community Benefits Charges By-law amendment;

WHEREAS the Council of the City of Hamilton, through its Audit, Finance and Administration Committee, has received written submissions and heard all persons who applied to be heard no matter in object to, or in support of, the said By-law amendment.

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

1. Section 1 of By-law No. 22-158 is hereby amended by removing Definitions (b) and (n) without replacement.
2. Section 1 of By-law No. 22-158 is hereby amended by replacing Definition (g) with the following:
 "Building Permit" means a building permit issued pursuant to the *Building Code Act* in relation to a building or structure;
3. Section 11 of By-law No. 22-158 is hereby amended by replacing the section with the following:
 11. (a) Where there is Development or Redevelopment other than that described in subsection 12(b) and which requires one or more of the approvals set out in subsection 12(a), on land to which this By-law applies, the Community Benefits Charges payable pursuant to this By-law shall be four (4) percent of the value of the land being developed as of the Valuation Date.
 - (b) Land referred to in subsections 11(a) and 11(c) means the entire Parcel or Parcels on which the Development or Redevelopment is occurring regardless of whether the Development or Redevelopment is only on a part of the Parcel or Parcels or is a phase of a Development or Redevelopment.

Being a By-law to Amend By-law No. 22-158
"City of Hamilton Community Benefits Charges By-law, 2022"
To Revise Definitions and Policy Regarding
Calculation of Community Benefits Charges

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- (c) If a Development or Redevelopment consists of two or more above grade Buildings that will not be constructed concurrently, will be subject to separate building permits and are anticipated to be completed at different times, each phase of the Development or Redevelopment is deemed to be a separate Development or Redevelopment for the purposes of this By-law. For the purposes of this subsection an above grade shared podium structure which contains no residential units will not be considered part of a Building.
 - (d) The Community Benefits Charges for the Development or Redevelopment and any applicable exemptions or reductions will be calculated in accordance with Section 37(32) of the *Planning Act, 1990*.
 - (e) The amount of any credit pursuant to the calculation in accordance with Section 37(32) of the *Planning Act, 1990*, shall not exceed, in total, the amount of the Community Benefits Charges otherwise payable with respect to the Development or Redevelopment pursuant to this By-law. If the aforesaid calculation is zero or a negative value no CBC is payable, and no credit or refund will be payable.
4. Section 13 of By-law No. 22-158 is hereby amended by removing without replacement.
 5. Section 6 and Section 14 and the associated Schedule "A" of By-law 22-158 are hereby amended by removing without replacement.
 6. The City Clerk is hereby authorized and directed to consolidate this and any other duly enacted amendments to By-law No. 22-158 into the main body of the said By-law, and to make any necessary and incidental changes to numbering and nomenclature thereof arising from the said consolidation.
 7. This By-law shall come into force and take effect at 12:01 a.m. on the date following enactment.

PASSED this 22nd day of January, 2025.

A. Horwath
Mayor

M. Trennum
City Clerk

Being a By-law to Amend By-law No. 22-158
"City of Hamilton Community Benefits Charges By-law, 2022"
To Revise Definitions and Policy Regarding
Calculation of Community Benefits Charges

**CITY OF HAMILTON
BY-LAW NO. 25-**

To Confirm the Proceedings of City Council at its meeting held on January 22, 2025.

**THE COUNCIL OF THE
CITY OF HAMILTON
ENACTS AS FOLLOWS:**

1. The Action of City Council at its meeting held on the 22nd day of January 2025, in respect of each recommendation contained in

PHSC 25-001 – Public Health Sub-Committee minutes of the meeting held on January 13, 2025,

GIC 25-001 – General Issues Committee minutes of the meeting held on January 15, 2025,

AFAC 25-001 – Audit, Finance and Administration Committee minutes of the meeting held on January 16, 2025,

and

GIC-B 25-001 – General Issues Committee – 2025 Tax Supported Budget minutes of the meeting held on January 20, 2025

considered by City of Hamilton Council at the said meeting, and in respect of each motion, resolution and other action passed and taken by the City Council at its said meeting is hereby adopted, ratified and confirmed.

2. The Mayor of the City of Hamilton and the proper officials of the City of Hamilton are hereby authorized and directed to do all things necessary to give effect to the said action or to obtain approvals where required, and except where otherwise provided, the Mayor and the City Clerk are hereby directed to execute all documents necessary in that behalf, and the City Clerk is hereby authorized and directed to affix the Corporate Seal of the Corporation to all such documents.

PASSED this 22nd day of January, 2025.

A. Horwath
Mayor

M. Trunnum
City Clerk