

6.1(11)

**Robicheau, Vanessa**

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**Subject:** RE: Proposed Apartment Licensing By-Law

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**From:** Roger Nethercot  
**Sent:** December 4, 2012 8:53 PM  
**To:** Robicheau, Vanessa  
**Cc:** Ferguson, Lloyd; Bishop, Kathy; 'Arun Pathak'; 'myles renshaw';  
**Subject:** Proposed Apartment Licensing By-Law

Ms. Robicheau,

I recently attended a meeting with Councilor Ferguson to voice concerns over the proposed licensing by-law. He suggested that I contact you to document the concerns discussed. I understand that the motivation behind this proposal is primarily the nuisance caused by student accommodations in the areas close to McMaster and Mohawk. As the City is unable to license student accommodation specifically a decision was made to license the whole City with one by-law. This is not a very practical solution and the considerable expense will fall on the most vulnerable sectors in our community, the renters. All the complaints regarding noise, garbage and parking in the student areas can be dealt with under existing by-laws and the enforcement can begin immediately. If there are no external problems in the areas listed I am sure that neighbours of student housing will not be concerned about the rented buildings. Additionally the proposed by-law briefing listed Cities where such legislation exists but did not list those cities such as Toronto that rejected a licensing system as unworkable. We must remember that the good building owners (landlords) will apply for a license but the bad owners will not. I trust that Council will be practical and control the student problem under existing by-laws and not introduce City wide licensing thereby increasing costs to the City and the rental sector. This licensing would certainly cause Hamilton to lose its "best Ontario City for investment" rating. The loss of this rating will be felt throughout all areas of the City's development.

Yours Sincerely,  
Roger Nethercot