



## **AUDIT, FINANCE & ADMINISTRATION COMMITTEE**

### **MINUTES 15-008**

**9:30 a.m.**

**Wednesday, July 8, 2015**

**Council Chambers**

**Hamilton City Hall**

**71 Main Street West**

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**Present:** Councillors M. Pearson (Chair), A. Johnson (Vice-Chair),  
A. VanderBeek, C. Collins, B. Johnson, and R. Pasuta

**Absent with**

**Regrets:** Councillor L. Ferguson - Personal

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#### **THE FOLLOWING ITEMS WERE REPORTED TO COUNCIL FOR CONSIDERATION:**

**1. Tax Appeals under Sections 357 and 358 of the *Municipal Act, 2001* (FCS15021(d)) (City Wide) (Item 5.1)**

**(B. Johnson/VanderBeek)**

- (a) That Appendix A attached to Report FCS15021(d) respecting the Tax Appeals processed under Section 357 of the *Municipal Act, 2001*, in the amount of \$41,063 be approved; and
- (b) That Appendix B attached to Report FCS15021(d) respecting the Tax Appeals, due to a Gross or Manifest Clerical Error, Pursuant to Section 358 of the *Municipal Act, 2001*, in the amount of \$54,463 be approved.

**CARRIED**

**2. Freedom of Information Quarterly Report (January 1 to March 31, 2015) (CL15002) (City Wide) (Item 5.2)**

**(VanderBeek/A. Johnson)**

That Report CL15002 respecting Freedom of Information Quarterly Report (January 1 to March 31, 2015), be received.

**CARRIED**

**3. Tax and Rate Operating Budget Variance Report as of April 30, 2015 - Budget Control Policy Transfers (FCS15052) (City Wide) (Item 8.1)**

**(VanderBeek/Pasuta)**

- (a) That, in accordance with the "Budget Control Policy", the 2015 budget restatements, transferring budget from one department/division to another with no impact on the levy, as outlined in Appendix C to Report FCS15052, be approved;
- (b) That, in accordance with the "Budgeted Complement Control Policy", the 2015 complement transfers, transferring complement from one department/division to another with no impact on the levy, as outlined in Appendix D to Report FCS15052, be approved.

**CARRIED**

**4. Treasurer's Apportionment of Land Taxes (FCS15012(b)) (Wards 5, 8, 9, 11, 14 & 15) (Item 8.2)**

**(Collins/A. Johnson)**

- (a) That the 2015 land taxes in the amount of \$4,625 for 157-165 Westbank Trail, Stoney Creek, (Roll #2518 003 650 10550 0000) be apportioned and split amongst the five newly created parcels as set out in Appendix A to Report FCS15012(b);
- (b) That the 2015 land taxes in the amount of \$73,806 for 6-50 Derek Drive, Hamilton, be apportioned and split amongst the twelve newly created parcels as set out in Appendix A to Report FCS15012(b);
- (c) That the 2015 land taxes in the amount of \$1,788 for 32-34 Summerberry Way, Hamilton, (Roll #2518 080 961 01955 0000) be apportioned and split amongst the two newly created parcels as set out in Appendix A to Report FCS15012(b);
- (d) That the 2015 land taxes in the amount of \$1,736 for 91-93 Summerberry Way, Hamilton, (Roll #2518 080 961 01997 0000) be apportioned and split amongst the two newly created parcels as set out in Appendix A to Report FCS15012(b);
- (e) That the 2015 land taxes in the amount of \$1,736 for 97-99 Summerberry Way, Hamilton, (Roll #2518 080 961 02000 0000) be apportioned and split amongst the two newly created parcels as set out in Appendix A to Report FCS15012(b);
- (f) That the 2015 land taxes in the amount of \$1,736 for 109-111 Summerberry Way, Hamilton, (Roll #2518 080 961 02006 0000) be apportioned and split amongst the two newly created parcels as set out in Appendix A to Report FCS15012(b);

- (g) That the 2015 land taxes in the amount of \$2,130 for 3291-3303 Jerseyville Rd W., Ancaster, (Roll #2518 140 210 05200 0000) be apportioned and split amongst the two newly created parcels as set out in Appendix A to Report FCS15012(b);
- (h) That the 2015 land taxes in the amount of \$7,247 for 77-89 Lupo Drive, Flamborough, (Roll #2518 303 350 60700 0000) be apportioned and split amongst the seven newly created parcels as set out in Appendix A to Report FCS15012(b);
- (i) That the 2015 land taxes in the amount of \$6,618 for 67-73 Lupo Drive, Flamborough, (Roll #2518 303 350 60710 0000) be apportioned and split amongst the six newly created parcels as set out in Appendix A to Report FCS15012(b);
- (j) That the 2015 land taxes in the amount of \$5,963 for 39-49 Lupo Drive, Flamborough, (Roll #2518 303 350 60730 0000) be apportioned and split amongst the six newly created parcels as set out in Appendix A to Report FCS15012(b);
- (k) That the 2015 land taxes in the amount of \$14,098 for 71-117 Charleswood Cres., Glanbrook, (Roll #2518 901 130 08010 0000) be apportioned and split amongst the twenty-four newly created parcels as set out in Appendix A to Report FCS15012(b);
- (l) That the 2015 land taxes in the amount of \$11,605 for 82-118 Charleswood Cres., Glanbrook, (Roll #2518 901 130 08030 0000) be apportioned and split amongst the eighteen newly created parcels as set out in Appendix A to Report FCS15012(b);
- (m) That the 2015 land taxes in the amount of \$11,681 for 2-38 Charleswood Cres., Glanbrook, (Roll #2518 901 130 08050 0000) be apportioned and split amongst the nineteen newly created parcels as set out in Appendix A to Report FCS15012(b);
- (n) That the 2015 land taxes in the amount of \$4,269 for 9832 Twenty Rd, Glanbrook, (Roll #2518 902 110 06600 0000) be apportioned and split amongst the two newly created parcels as set out in Appendix A to Report FCS15012(b); and
- (o) That the 2015 land taxes in the amount of \$7,567 for 9704 Twenty Rd, Glanbrook, (Roll #2518 902 110 08202 0000) be apportioned and split amongst the two newly created parcels as set out in Appendix A to Report FCS15012(b).

**CARRIED**

**5. Request to Extend McMaster Innovation Park Development Charges Demolition Credits (City Wide) (Item 6.1)**

**(A. Johnson/B. Johnson)**

That the City Development Charges demolition credits for McMaster Innovation Park (175 Longwood Road South, Hamilton, Ontario), be extended to July 31, 2017.

**CARRIED**

**FOR THE INFORMATION OF COMMITTEE:**

**(a) CHANGES TO THE AGENDA (Item 1)**

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

- (i) Added as Item 4.2 – Delegation Request from Suzanne Mammel, Hamilton Halton Home Builders' Association, respecting the feasibility of implementing a municipal land transfer tax, for today's meeting.

**(B. Johnson/VanderBeek)**

That the Agenda for the July 8, 2015 meeting of the Audit, Finance and Administration Committee be approved, as amended.

**CARRIED**

**(b) DECLARATIONS OF INTEREST (Item 2)**

None.

**(c) APPROVAL OF MINUTES OF PREVIOUS MEETING (Item 3)**

- (i) **June 22, 2015**

**(VanderBeek/ A. Johnson)**

That the Minutes of the June 22, 2015 Audit, Finance and Administration Committee meeting be approved, as presented.

**CARRIED**

**(d) DELEGATION REQUESTS (Item 4)**

- (i) **Ettore Cardarelli, Government Relations Committee Chair, Matthew Thornton, Director of Government Relations – Ontario Real Estate Association, and Donna Bacher, President of the REALTORS® Association of Hamilton-Burlington, respecting Information on the Municipal Land Transfer Tax (Item 4.1)**

**(B. Johnson/ A. Johnson)**

That the delegation request submitted by Ettore Cardarelli, Government Relations Committee Chair, Matthew Thornton, Director of Government Relations – Ontario Real Estate Association, and Donna Bacher, President of the REALTORS® Association of Hamilton-Burlington, respecting Information on the Municipal Land Transfer Tax, be approved for today's meeting.

**CARRIED**

- (ii) **Suzanne Mammel, Hamilton Halton Home Builders' Association, respecting the Feasibility of Implementing a Municipal Land Transfer Tax (Added as Item 4.2)**

**(B. Johnson/ A. Johnson)**

That the delegation request submitted by Suzanne Mammel, Hamilton Halton Home Builders' Association, respecting the Feasibility of Implementing a Municipal Land Transfer Tax, be approved for today's meeting.

**CARRIED**

**(e) DELEGATIONS (Item 6)**

- (i) **Zach Douglas, President and CEO, McMaster Innovation Park, respecting an Annual Update on the Progress of Projects (Outstanding Business List Item) (Item 6.1)**

Mr. Douglas addressed Committee respecting an annual update on the progress of projects at McMaster Innovation Park with the aid of a PowerPoint presentation. A copy of the presentation has been retained for the official record. Mr. Douglas' comments included, but were not limited to, the following:

- History, Vision and Mission of McMaster Innovation Park (MIP)
- Tenants at MIP and the Innovation Ecosystem
- Projects on the Horizon at MIP
- Summary of Outcomes, Impacts and Performance
- Request for an Extension on Development Credits available to First Longwood Innovation Trust respecting 175 Longwood Road South, Hamilton, Ontario

**(VanderBeek/B. Johnson)**

That the presentation from Zach Douglas, President and CEO, McMaster Innovation Park, respecting an Annual Update on the Progress of Projects, be received.

**CARRIED**

For disposition on this matter, refer to Item 5.

**(ii) Ettore Cardarelli, Government Relations Committee Chair, Matthew Thornton, Director of Government Relations – Ontario Real Estate Association, and Donna Bacher, President of the REALTORS® Association of Hamilton-Burlington, respecting Information on the Municipal Land Transfer Tax (Added as Item 6.2)**

Mr. Cardarelli, Mr. Thornton, and Ms. Bacher addressed Committee respecting Information on the Municipal Land Transfer Tax with the aid of a PowerPoint presentation. A copy of the presentation has been retained for the official record. Comments included, but were not limited to, the following:

- Introduction of the Municipal Land Transfer Tax (MLTT) and its impact on the real estate industry and city as a whole
- MLTT and the Toronto Experience
- Unaffordable Tax Burden on Homeowners – recent study shows that MLTT would limit 3 of 4 persons ability to afford a home
- Hamilton's Competitive Advantage and 'Maintaining the Momentum'
- 92 per cent of families would consider buying a home outside of Hamilton if MLTT is introduced
- Urges Committee to not consider the study as the optics would be unfavourable

**(Collins/VanderBeek)**

That the presentation from Mr. Cardarelli, Mr. Thornton, and Ms. Bacher respecting Information on the Municipal Land Transfer Tax, be received.

**CARRIED**

**(iii) Suzanne Mammel, Hamilton Halton Home Builders' Association, respecting the Feasibility of Implementing a Municipal Land Transfer Tax (Added as Item 6.3)**

Mr. Allan Roshko, President, Hamilton Halton Home Builders' Association, spoke on behalf of Ms. Suzanne Mammel as she was unable to attend.

Mr. Roshko addressed Committee respecting Feasibility of Implementing a Municipal Land Transfer Tax. Mr. Roshko's comments included, but were not limited to, the following:

- Concern over the affordability of homes
- Municipal Land Transfer Tax (MLTT) runs counter intuitive to the growth and real estate demand currently experienced in Hamilton
- MLTT would curb growth and make the city less desirable
- Encourages Committee to back the position of Mayor Eisenberger and oppose the MLTT
- Good fiscal management will keep property taxes low and Hamilton should seek out alternative revenue tools – not another tax.

**(Collins/ B. Johnson)**

That the verbal presentation from Mr. Allan Roshko, President, Halton Home Builders' Association respecting the Feasibility of Implementing a Municipal Land Transfer Tax, be received.

**CARRIED**

**(f) MOTIONS (Item 9)**

**(i) Amendments to the *Municipal Act, 2001*, respecting Land Transfer Taxation Powers (Item 9.1)**

**(A. Johnson/B. Johnson)**

WHEREAS, there is a possibility that the Province of Ontario will grant to the City of Hamilton and/or other municipalities not included in the *City of Toronto Act, 2006*, land transfer taxation power through amendments to the *Municipal Act, 2001*;

THEREFORE BE IT RESOLVED:

That the General Manager of Finance and Corporate Services be directed to report back to the Audit, Finance & Administration Committee respecting potential advantages and potential disadvantages related to the City of Hamilton having land transfer taxation power.

The above motion was **DEFEATED** on a Standing Recorded Vote as follows:

Yeas: A. Johnson  
Total: 1

Nays: Collins, B. Johnson, VanderBeek, Pasuta, Pearson  
Total: 5

Absent: Ferguson  
Total: 1

**(g) ADJOURNMENT (Item 13)**

**(Collins/VanderBeek)**

That there being no further business, the Audit, Finance and Administration Committee, be adjourned at 10:36 a.m.

**CARRIED**

Respectfully submitted,

Councillor M. Pearson, Chair  
Audit, Finance and Administration Committee

Denis Farr  
Legislative Coordinator,  
Office of the City Clerk