

**Pilon, Janet**

---

**Subject:** Thanks for addressing this issue.....

**From:** Prior, Todd

**Sent:** August 11, 2021 12:44 PM

**To:** Ward 8 Office <[ward8@hamilton.ca](mailto:ward8@hamilton.ca)>

**Cc:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca); Kelsey, Lisa <[Lisa.Kelsey@hamilton.ca](mailto:Lisa.Kelsey@hamilton.ca)>

**Subject:** Thanks for addressing this issue.....

In response to your recent initiative and comments noted below. I believe there should be no further delay and this process need to be implemented ASAP.

I am one of 3 home owners left on my street. This uncontrolled misuse of single family dwellings has essentially ruined the neighbourhood. We control commercial density and other forms of construction and this should be no different. If you were to regulate and register these properties then you would also perhaps be able to control the density. No neighbourhood can survive a 90% conversion to rental properties. Its not vibrant or healthy. There is no sense of community or a social network of neighbours just a bunch of faceless landlords and transient renters.....with little vested interest in the property or the neighbourhood beyond the ability to generate revenue.

Recently a property, a small 1950's home behind Binkley United Church was openly advertised by a realtor as having 12 bedrooms and 6 bathrooms and was listed for 1.5 million dollar.....Its a tiny house with the backyard used as a parking lot. The fact that they would pay residential taxes likely equivalent to mine when the burden of that property on the city far exceeds the 2 people that live in my house is not a fair situation. I would take this one step further and say in situations like this that we are looking at a commercial property not a residential one and therefore these properties should pay taxes at a commercial rate.

I want to thank you for taking this on and you have my support. I can only dream of a day when the neighbourhood might be re-imagined and populated by a vibrant mix of homeowners that actually live and work in Hamilton....

### **Quotes:**

"These properties have been carved up to maximize revenues for their investor owners. They are businesses and need to be treated as such. The city licenses and inspects restaurants and hair salons reasons of health and safety. Why not these rental properties? A cost recovery licensing model ensures that owner/operators, and not taxpayers, are funding a program which will go a long way in creating healthy and safe places for tenants to live. It also offers neighbourhoods a standard on how these businesses are to be operated.

**Councillor Maureen Wilson, Ward 1**

"There are neighbourhoods in Ward 8 where nearly every home has been purchased by absentee landlords and real estate investors. These former family homes are then converted to illegal rental units with eight, ten or more adult tenants with little regard to the impact on the neighbourhood. This by-law provides the City the leverage necessary to hold investor property owners accountable for the rental units they own and make sure that tenants are living in a space that is safe, legal and meeting all regulations."

**Councillor John-Paul Danko, Ward 8**

Todd Prior