

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

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: 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

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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)

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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>



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

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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
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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
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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
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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

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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

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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

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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

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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, Vlasta Bukovsky Daniella

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

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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

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: 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