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with this letter.

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From: "Hamilton Fair Condo Tax" <condotax@sourcecable.net>
To: "Brenda Johnson - Ward 11 Councillor" <Brenda.Johnson@hamilton.ca>;
<Bernie.Morelli@hamilton.ca>; <Brad.Clark@hamilton.ca>; <Maria.Pearson@hamilton.ca>;
<Russ.Powers@hamilton.ca>
Cc: "CondoTax" <condotax@sourcecable.net>
Sent: Sunday, April 01, 2012 9:58 PM
Subject: Fair Taxes for Condominiums Including Waste Removal - Equal Services for Equal Taxes!

AF&A Committee Chair Councillor Brenda Johnson and members

Hamilton City Hall
71 Main St. West
Hamilton, Ontario, L8P 4Y5
Fax: 905-546-2535

Brenda.Johnson@hamilton.ca;
Bernie.Morelli@hamilton.ca;
Brad.Clark@hamilton.ca;
Maria.Pearson@hamilton.ca;
Russ.Powers@hamilton.ca;

Dear Councillor,

I am a concerned condominium owner living and paying taxes in Hamilton. We know that you understand that condo owners do not receive equal services for equal taxes. In particular, we have to pay heavily for our own garbage removal. We need to resolve that issue.

In particular, we are being made aware that Hamilton appears to defer to developers who are reluctant to release space for appropriate waste management as set out under bylaw 09-067. We have to live with the consequences of poor site planning – paying twice for garbage removal services not provided by the City.

As you know, condominiums are classed by MPAC as "residential" properties, exactly the same as non-condo single family homes. That means tens of thousands of Hamilton condo homeowners are assessed property taxes on the same basis as non-condo homeowners. However, that is where the similarity ends. While non-condo developments receive all municipal services automatically, their condo neighbours do not. Condo corporations are forced to outsource many municipal-type services' and pay for them with condo' fees. Thus condo owners' end up paying twice for services - it's double taxation!

Ironically, at the same time as condos pay twice for services, they provide municipalities like Hamilton with 20% to 30% more tax revenue per hectare than do non-condos - not to mention the added city benefit of costing much less to connect utilities.

Forward-thinking planners recognize the advantage of condos to municipal infrastructure management as well as providing savings to capital budgets. We should not be penalized.

As a concerned taxpayer, I would ask that Council respond now to address this unfairness, such as:

- Provide the same services to condos as non-condos.
- Work with us to devise a plan for acceptable waste compaction and removal by the City.
- Provide rebates for services not delivered.
- Urge the provincial government, as did Markham, to establish new property classes for single, townhouse and high-rise condos.

Thank you for your consideration. I look forward to your reply.

Sincerely,

4/2/2012