



PLANNING COMMITTEE

REPORT 12-020

1:00 pm

Tuesday, December 11, 2012

Council Chambers

Hamilton City Hall

71 Main Street West

Present: Councillors B. Clark (Chair), J. Farr (1st Vice Chair), B. Johnson (2nd Vice Chair), C. Collins, L. Ferguson, J. Partridge, R. Pasuta, M. Pearson and T. Whitehead

Also Present: Mayor B. Bratina
Councillor S. Duvall
Councillor B. McHattie
Councillor T. Jackson
Councillor B. Morelli

THE PLANNING COMMITTEE PRESENTS REPORT 12-020 AND RESPECTFULLY RECOMMENDS:

1. Rental Housing Supplementary Report (PED10049(k)) (City Wide) (Item 5.1)

That Report PED10049(k), Rental Housing Supplementary Report, be received.

2. Seniors Advisory Committee – Citizen Committee Report (Item 5.2)

That the Seniors Advisory Committee Citizen Committee Report, be received.

3. Rental Housing Licensing Model (PED10049(j)) (City Wide) (Item 6.1)

The Hamilton Real Estate Board and the Hamilton Apartment Association be requested to provide a solution to illegal apartments and, in particular, student

residences in an effort to respect neighbourhood concerns and tenants' safety and that staff be directed to provide necessary statistics to both associations.

FOR THE INFORMATION OF COUNCIL:

(a) CHANGES TO THE AGENDA (Item 1)

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

5. CONSENT

5.2 Seniors Advisory Committee – Citizen Committee Report

6. PUBLIC HEARINGS AND DELEGATIONS

6.1 Rental Housing Licensing Model (PED10049(j)) (City Wide)

Correspondence

- (aa) Correspondence from David Hitchcock
- (bb) Correspondence from Anita Kuehn
- (cc) Correspondence from Matthew Brown
- (dd) Correspondence from Jane Logan
- (ee) Correspondence from Caroline Fehr
- (ff) Correspondence from Nuno Matos
- (gg) Correspondence from Luke Wywrot
- (hh) Correspondence from Dave Eccles
- (ii) Correspondence from Salvatore Curcio
- (jj) Correspondence from Margaret Plut
- (kk) Correspondence from Dushan Bala
- (ll) Correspondence from Roger Nethercot
- (mm) Correspondence from Jimmy Liu
- (nn) Correspondence from Jurek Kolasa
- (oo) Correspondence from Michelle Rechkemmer
- (pp) Correspondence from Keith Heckley
- (qq) Correspondence from Robert and Marzanna Flis
- (rr) Correspondence from John Costen
- (ss) Correspondence from Betty Bechtel
- (tt) Correspondence from Amanda Herman
- (uu) Correspondence from Renate Manthei
- (vv) Correspondence from Mark Giavedoni

- (ww) Correspondence from Hamilton and District Apartment Association website
- (xx) Correspondence from Peter Karrys

The Agenda for the December 11, 2012 meeting of the Planning Committee was approved, as amended.

(b) DECLARATIONS OF INTEREST (Item 2)

Councillor Pearson declared a conflict of interest for Item 5.1, Rental Housing Supplementary Report (PED10049(k)) (City Wide) and for Item 6.1, Rental Housing Licensing Model (PED10049(j)) (City Wide), as she is involved in the rental housing industry.

(c) PUBLIC HEARINGS AND DELEGATIONS (Item 6)

(i) Rental Housing Licensing Model (PED10049(j)) (City Wide) (Item 6.1)

Joe Xamin, Manager, Operational Strategies, provided background and an overview of the report with the aid of a PowerPoint presentation. A copy of the presentation has been included in the public record.

The staff presentation respecting Report PED10049(j), Rental Housing Licensing Model, was received.

Correspondence

- (aa) Correspondence from David Hitchcock
- (bb) Correspondence from Anita Kuehn
- (cc) Correspondence from Matthew Brown
- (dd) Correspondence from Jane Logan
- (ee) Correspondence from Caroline Fehr
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- (vv) Correspondence from Mark Giavedoni
- (ww) Correspondence from Hamilton and District Apartment Association website
- (xx) Correspondence from Peter Karrys

The correspondence respecting Report PED10049(j), Rental Housing Licensing Model, was received.

Public Speakers:

1. John Cerino

Mr. Cerino expressed that he is a landlord that complies with current legislation and disagrees with the licensing of rental housing.

2. Kim-Karin Rausch

Ms. Rausch expressed that she believes the licensing is redundant and that she is a landlord in compliance and enforces

3. Renee Wetselaar, Larry Huibers and Conrad Zurini

Ms. Wetselaar expressed concerns with housing shortages, especially affordable housing.

4. Mary Flynn

Ms. Flynn expressed that the by-law may deter people from investing in Hamilton and the City is number one on the list of places to invest in Ontario.

5. Robert Flis

Mr. Flis expressed concern to the increase in rental prices and limiting the number of people who can live in a dwelling and how it will reduce affordable housing.

6. Cameron Nolan

Mr. Nolan expressed concerns to the additional costs to landlords and the City for enforcement of the by-law when it could be applied to more social housing.

7. Kenneth Sherman

Mr. Sherman expressed that he and his wife rent to students and supports the by-law with a few concerns related to basement suits and attempts to make these units legal; the landlord living on the premises with family as renters or renting one room of their house; and also concerns with fire systems and how those should be heavily regulated.

8. Joe Hoffer

Mr. Hoffer expressed concerns that the proposed by-law is a duplicate of what is already in the legislation of the *Residential Tenancies Act*.

9. Robert Fleet

Mr. Fleet expressed concerns with the proposed by-law.

10. Paul Martindale

Mr. Martindale expressed concerns with how this by-law would help good landlords and good tenants and that the bad landlords and tenants should continue to be targeted with current legislation.

11. Andrew Robertson

Mr. Robertson expressed concerns related to placing additional costs on tenants and a Permitted Use Registry.

12. Steve Calverley

Mr. Calverley expressed concerns with rental housing licensing.

13. Tom Karadza

Mr. Karadza expressed concerns with how the current legislation provides the appropriate tools for the City to enforce housing.

14. Alok Pathak

Mr. Pathak expressed that there will be negative impacts if there is a licensing fee.

15. C. Michael Ollier

Mr. Ollier expressed concerns that tenant safety should be the only concern for the by-law and that there should be initiatives to help those who will be displaced. He also stated that the increase in fees of rental housing is regulated and the licensing may not be passed to the tenants in some cases.

16. Ken Moyle

Mr. Moyle expressed concerns with student housing at McMaster in terms of the scarcity and also the poor conditions that goes a long with having many students rent out rooms in a home.

17. Santo Barbieri

Mr. Barbieri expressed concerns with how licensing will increase rent.

18. Julie Twyford

Ms. Twyford expressed concerns with student housing at McMaster, parking requirements, and electrical expenses. Ms. Twyford expressed that the proposed by-law will not effectively solve the problems in Westdale.

19. Donna Bacher

Ms. Bacher expressed concerns with the regulation of rental housing.

20. Ron Tombalin

Mr. Tombalin expressed concerns with the regulation of rental housing.

21. Anthony Shuttleworth

Mr. Shuttleworth expressed concerns related to this by-law being redundant.

22. Mark Loeffler

Mr. Loeffler expressed concerns related to licensing fees and how it will be passed to tenants if allowable, what will be done with displaced tenants and student housing concerns.

23. Arun Pathak

Mr. Pathak expressed concerns with the regulation of rental housing across Hamilton and that it will be counter-productive and we can see how far it will go with Project Compliance.

24. Augie Ammendolia

Mr. Ammendolia expressed concerns with the regulation of rental housing and the loss of tax revenues.

25. Huzaifa Saeed and Noah Siegl

Mr. Saeed and Mr. Siegl expressed concerns from McMaster students.

26. Mike Marcu

Mr. Marcu expressed concerns related to the regulation of rental housing in student areas.

27. Carl Lowes

Mr. Lowes expressed concerns respecting the increased fees associated with licensing.

The public meeting respecting Report PED10049(j), Rental Housing Licensing Model, was closed.

The public presentations respecting Report PED10049(j), Rental Housing Licensing Model, were received.

Report PED10049(j), Rental Housing Licensing Model, was referred back to staff for further consideration of the issues presented through the public hearing.

(d) **ADJOURNMENT**

There being no further business, the Planning Committee adjourned at 6:45 p.m.

Respectfully submitted,

Councillor B. Clark
Chair, Planning Committee

Vanessa Robicheau
Legislative Coordinator
Office of the City Clerk