



City of Hamilton
PLANNING COMMITTEE ADDENDUM

Meeting #: 18-009
Date: June 5, 2018
Time: 9:30 a.m.
Location: Council Chambers, Hamilton City Hall
71 Main Street West

Ida Bedioui, Legislative Coordinator (905) 546-2424 ext. 4605

	Pages
4. DELEGATION REQUESTS	
*4.2 Neil Smiley, Fasken Martineau Dumoulin LLP, on behalf of the Roman Catholic Diocese of Hamilton to speak to Item 8.1, Item 1 the recommendation of the Hamilton Municipal Heritage Committee to designate 378 Main Street East, Hamilton, under Part IV of the <i>Ontario Heritage Act</i> . (For today's meeting.)	3
6. PUBLIC HEARINGS / DELEGATIONS	
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4.2

Form: Request to Speak to Committee of Council

Submitted on Thursday, May 31, 2018 - 2:18 pm

==Committee Requested==

Committee: Planning Committee

==Requestor Information==

Name of Individual: Neil Smiley

Name of Organization: Fasken Marttineau Dumoulin LLP, on behalf of The Roman Catholic Diocese of Hamilton

Contact Number: 416 865-5122

Email Address: nsmiley@fasken.com

Mailing Address:

333 Bay Street, Suite 2400
P.O. Box 20
Toronto, Ontario, M5H 2T6

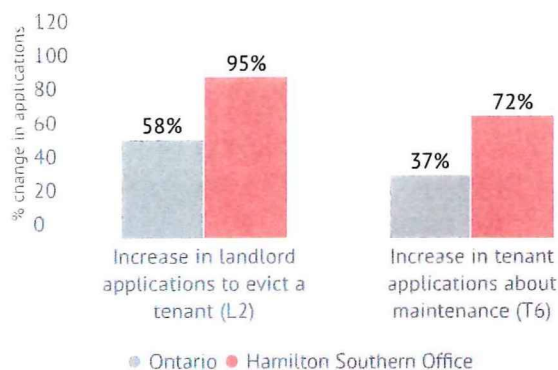
Reason(s) for delegation request: To speak to the Recommendations of Heritage Committee to Planning Committee (under Item 8 of Planning Committee's agenda) regarding the designation under Part IV of the Heritage Act of the property municipally known as 378 Main Street East, Hamilton, the former Cathedral boys' High School.

Will you be requesting funds from the City? No

Will you be submitting a formal presentation? Yes

Evictions are increasing at an alarming rate in the Hamilton region:

Increase in selected applications, Landlord Tenant Board, Hamilton Southern Office and Ontario, 2010-2016



[Download data](#)

Applications to the Hamilton Southern Office only:



[Download data](#)

Out of Control
Ontario's acute rental housing crisis:
Lessons from Hamilton and Quebec City

SPRC HAMILTON | **Hamilton Roundtable for Poverty Reduction** | Hamilton Community Legal Clinic / Clinique juridique communautaire de Hamilton

In less than a week, Ontarians will elect a new government.

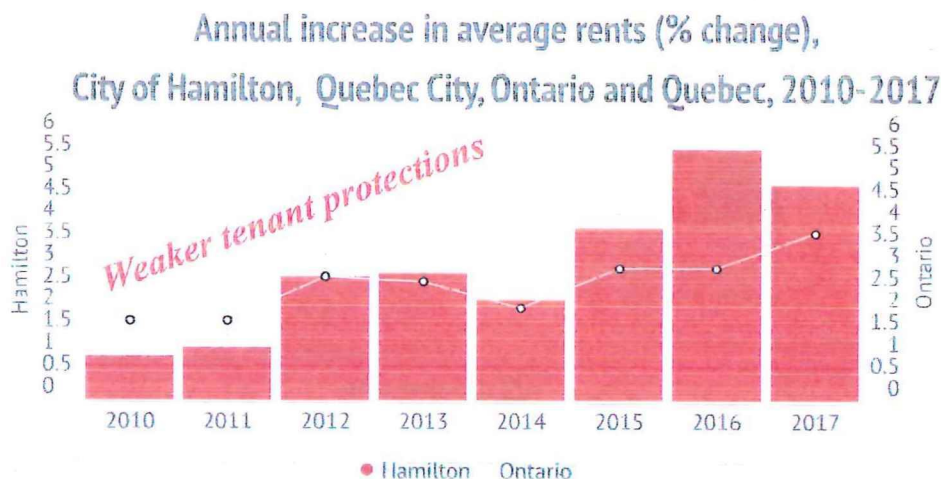
For many voters, affordable housing will be top of mind when they cast their ballot. Safe, affordable, and accessible housing should be a right for all residents of Ontario, but many tenants are at extreme risk of losing their housing.

Hamilton tenants have seen rents increase faster than the average in Ontario. Eviction rates are skyrocketing as landlords increasingly use tenant turn-over in their strategy to increase rental prices.

Ontario's political parties, leaders, and candidates should look to Quebec for ways to create a more stable rental market where tenants are protected, building owners remain profitable, and new rental construction is helping to provide a more affordable housing market for residents.

This report examines the rental markets in two cities: Hamilton and Quebec City, to help demonstrate how improved tenant protection policies can have a positive impact for renters, building owners and the local economy.

Lack of strong tenant protection policies is one of the reasons Ontario's rents are skyrocketing out of control, especially here in Hamilton. In contrast, there is more stability in the Quebec rental market, which has stronger tenant protection policies.



Download data



Download data

Evidence from Quebec indicates that stronger tenant protection policies have *not* deterred development of new rental housing, a myth often put forward by landlords. More than 12,000 private primary rental market units have been added in Quebec City since 2011, compared to fewer than 700 in Hamilton in the same time period.

**Myth
Busting**

Net change in private primary rental market units each year, City of Hamilton and Quebec City, 2011-2017



Download data



What can Ontario learn from Quebec to better protect tenants?

Quebec: Flexible rent control policies that apply between tenancies

- On all residential leases in Quebec, the landlord must list the rent paid for the unit in the last 12 months. If a new tenant feels the rent increase is too high, they have 10 days to appeal to the Régie du Logement to ask for a rent reduction. The landlord can present information to justify the rent hike, such as unit renovations or building costs increase.
- In practice, only a small percentage of new tenants appeal a rent increase, as landlords know to keep the increase in rent reasonable to lessen the chance of appeal by a tenant. In this way, landlords can still increase the rent between tenancies, but tenants are protected from large rent hikes.
- In Ontario, there are no policies to limit how much rent a landlord can charge a new tenant. The only rent control provisions in Ontario are for current tenants.

Quebec: Enhanced protection for tenants from evictions

- In Quebec, eviction by property owners for landlord's own use require six months notice to the tenant, in most cases.
- In Ontario, only 60 days notice is required in most cases. New policies require landlords to pay the tenant one month's rent as compensation.
- Older tenants (70 years+) who have lived in their home for more than 10 years cannot be evicted for landlord's own use under Quebec laws. There is no such protection in Ontario.

Quebec: Fewer barriers for low income tenants

- In Quebec, landlords cannot require last month's rent or a security deposit from new tenants. In Ontario, only security deposits are outlawed.
- Last month's rent is a major barrier to access proper housing, especially for low income tenants and new entrants into the rental market including youth, new immigrants and persons experiencing homelessness.

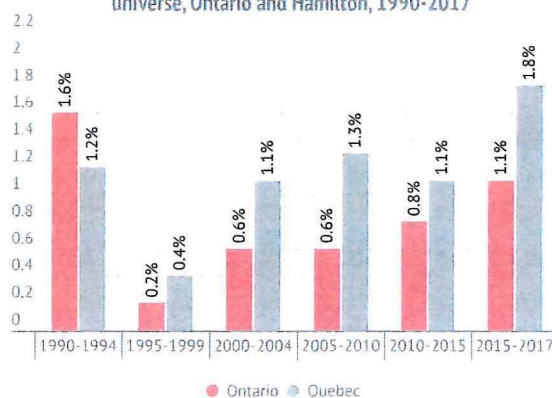
Limiting tenant protections has directly led to Ontario's rental housing crisis. Tenants have been vulnerable to eviction and rent hikes, and weak tenant protection policies have not spurred new rental housing development in Ontario to meet the demand.

An Urbanation study commissioned by the Federation of Rental-housing Providers of Ontario found an annual shortfall of over 6,000 rental units across Ontario,¹ which makes it more difficult for renters to find affordable units.

In contrast, Quebec's efficient, stable rental housing market, regulated by stronger tenant protections, has much higher rates of new rental housing construction.

Economist Pierre Fortin points to Quebec's pro-rental policies and Ontario's cumbersome zoning and development approval policies that put roadblocks to rental development as some of the main reasons for the differences in rental supply growth. Prof. Fortin also notes that Ontario's rental market is dominated by a few large corporate owners, creating monopolistic market conditions, while Quebec's rental market is characterized by a large number of small landlords.²

Average annual rental housing construction-starts as a percentage of existing private primary rental housing universe, Ontario and Hamilton, 1990-2017



^[1] Download data

The dominance of large corporations in Ontario's rental sector makes it all the more urgent to improve tenant protection policies as the concentration of corporate power against individual tenants and small tenant associations and advocacy groups has created an unfair rental housing market.

Many of the criticisms of rent regulations are ill-founded on both theoretical and empirical grounds. Well-worn myths about rent regulations – that they reduce the quantity and quality of rental accommodation – derive from a simple textbook model of “rent controls” applied to first-generation programs that existed in the 1950s. More sophisticated analysis of second-generation programs [...] indicate that well-designed rent regulations can improve the economic security of tenants and, at the same time, have a beneficial effect on the market’s efficiency.

Hugh Grant
 Department of Economics, Faculty of Business and Economics, University of Winnipeg
An Analysis of Manitoba’s Rent Regulation Program and the Impact on the Rental Housing Market (2011)

Why does this report compare Hamilton and Quebec City?

Hamilton and Quebec City share many characteristics that relate to the rental housing market. While a larger percentage of residents are renters in Quebec City (47% in Quebec City, compared to 33% of Hamiltonians renting their home), the major drivers of the increase in potential new renters including population growth, youth and new immigrants are virtually the same in both cities. (Data from the 2016 Census)

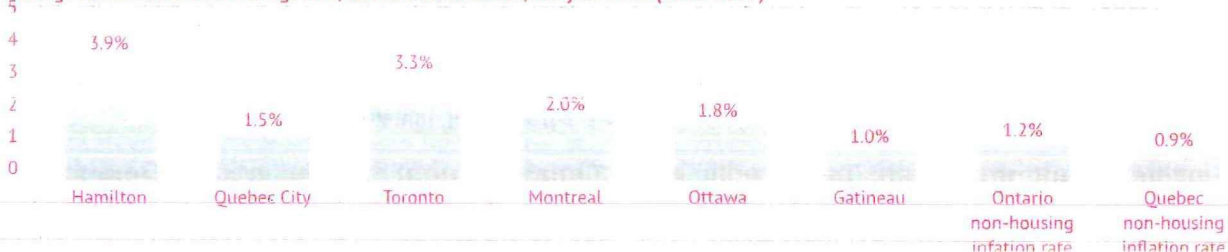
	 Hamilton	 VALLEE DE QUÉBEC
 Population	536,920	531,900
 Annual population growth rate (2011-2016)	0.7%	0.6%
 Youth between ages 15-29	19.5%	18.6%
 Recent immigrants (2011-2016)	2.3%	2.3%

What do the rental data show for other cities?

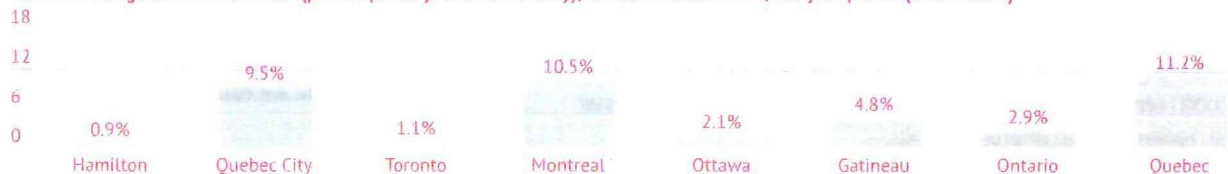
Most of Quebec’s largest municipalities are much smaller than Ontario’s major centres, which makes direct comparison difficult, but other relevant pairs of cities include:

- Toronto and Montreal, as the largest cities in their province
- Ottawa and Gatineau, where the close proximity means they are both part of one large regional rental market.

Average annual increase in average rent, selected communities, five year trend (2013-2017)



Total net change in rental universe (private primary rental units only), selected communities, five year period (2013-2017)



What are the data sources for this report?

The housing data in this report are from the Canadian Mortgage and Housing Corporation’s Housing Market Information Portal, with the exception of the data on applications to the Landlord Tenant Board, which come from the Ontario Ministry of the Attorney General. Data for all cities are based on municipal (Census sub-division) boundaries, not larger metropolitan areas. The exception is the Landlord Tenant Board data for the Hamilton Region Office, which manages applications from Hamilton, Niagara, Halton, Guelph, Simcoe, and Brantford. Data on changes in annual rents is provided by CMHC and they only include rental units common to both years used in their % change calculation, to eliminate bias caused by a shift in the number of rental units. Most of the data is noted to be describing the primary rental market, which only includes private building purpose-built for rental. This excludes social housing, co-ops, and the secondary rental market (duplexes, basement apartments, granny flats, etc.)

Endnotes:

1. Urbanation (2017) *Ontario Rental Market Study: Measuring the Supply Gap* https://rent.on.ca/sites/default/files/ipo-urbanation_report.pdf
2. Fodio, P. (2018) *Montreal L, Toronto O: Pourquoi la différence de prix des logements, entre les deux métropoles est-elle si prononcée?* <http://lactualite.com/lactualite-affaires/2018/03/09/montreal-l-toronto-o/>

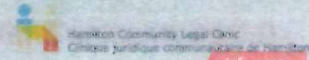
Report prepared by Sara Mayo, Social Planner GIS, Social Planning and Research Council of Hamilton, with support from partners from the Hamilton Roundtable for Poverty Reduction and the Hamilton Community Legal Clinic.

For more information: sprc@sprc.hamilton.on.ca
www.sprc.hamilton.on.ca | 905-522-1148

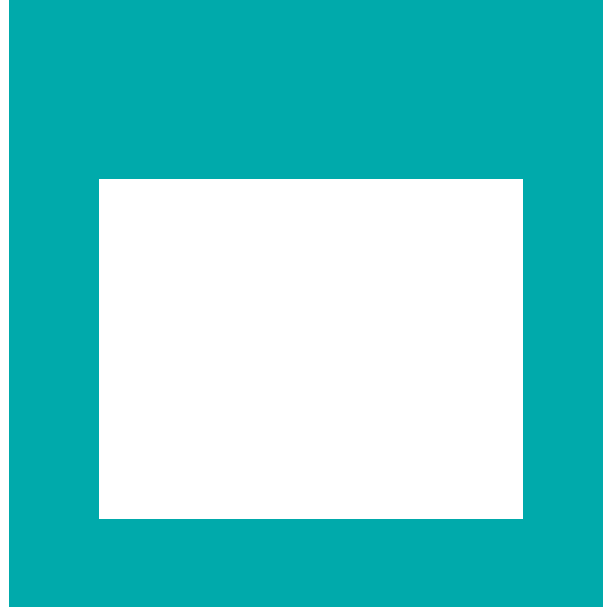
Report published June 2018



**Hamilton Roundtable
 for Poverty Reduction**



Infogram



WELCOME TO THE CITY OF HAMILTON

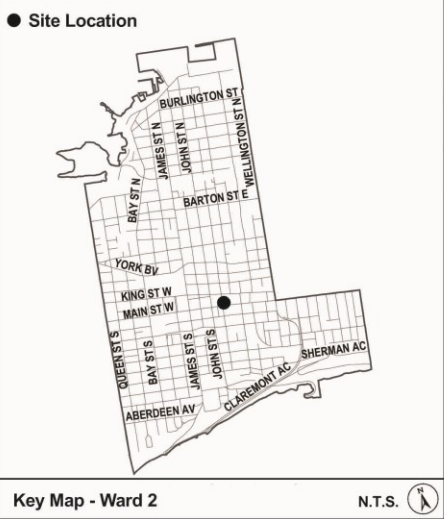
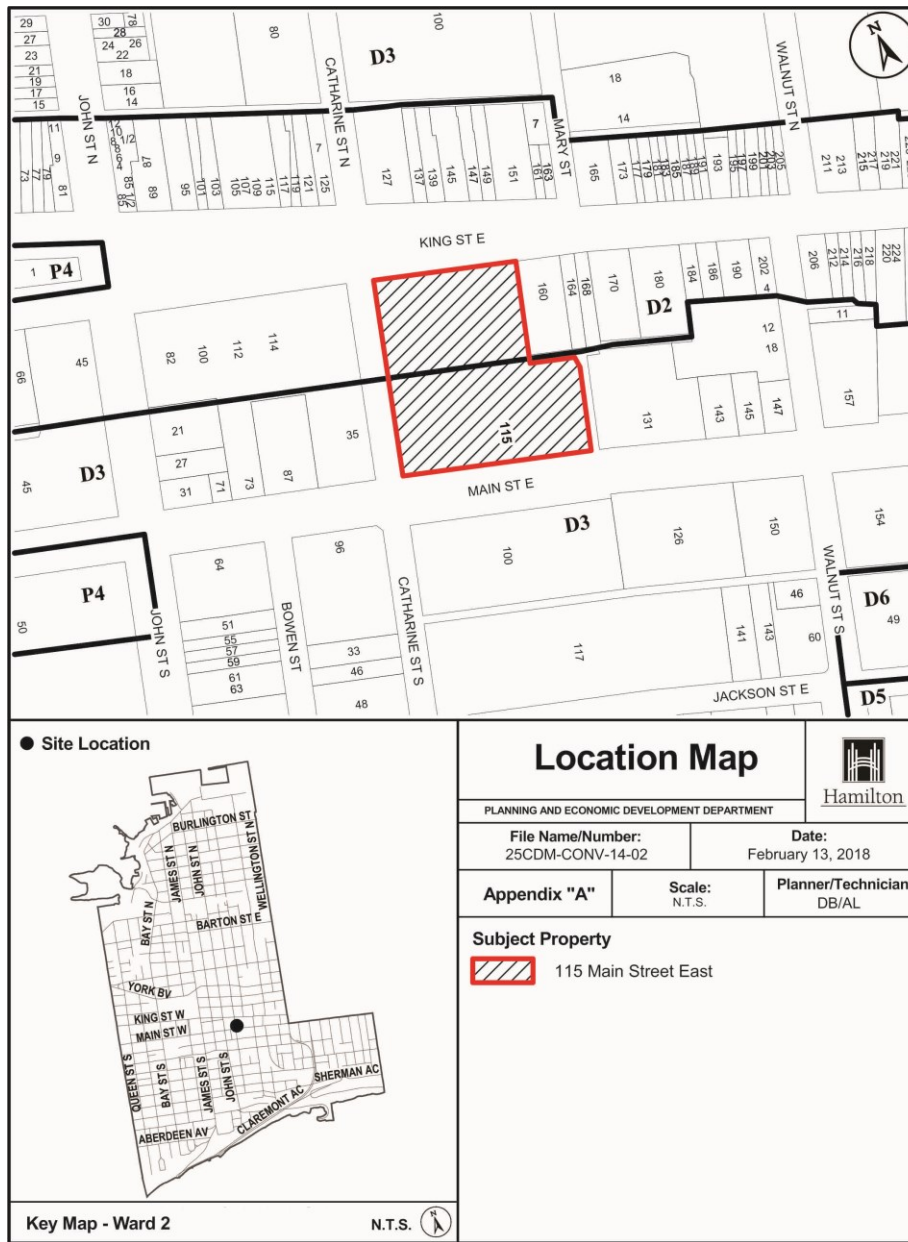
PLANNING COMMITTEE

June 5, 2018

PED18080 – (25CDM-CONV-14-02)

Application for a Condominium Conversion for lands known as
115 Main Street East, Hamilton

Presented by: Daniel Barnett




Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT	
File Name/Number: 25CDM-CONV-14-02	Date: February 13, 2018
Appendix "A"	Scale: N.T.S.
Planner/Technician: DB/AL	

Subject Property

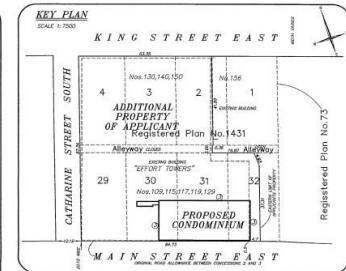
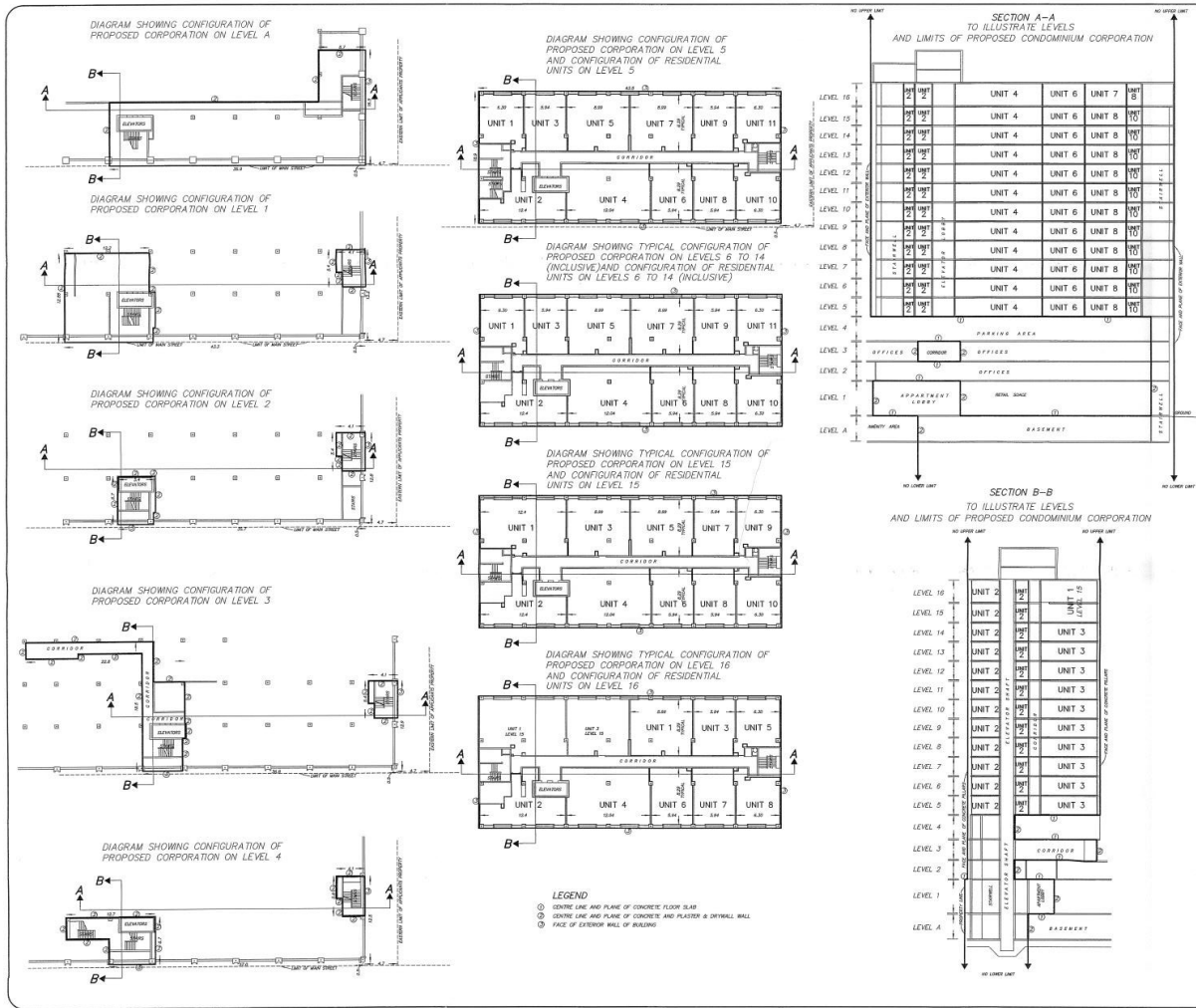
 115 Main Street East



SUBJECT PROPERTY



115 Main Street East, Hamilton



DRAFT PLAN OF

Effort Square

BEING A PROPOSED STANDARD CONDOMINIUM CORPORATION OF PART OF LOTS 30, 31 AND 32 AND PART OF ALLEYWAY GEORGE HAMILTON SURVEY REGISTERED PLAN NO. 1431 CITY OF HAMILTON

SCALE 1:250

B. J. CLARKE O.E.S.

NOTE: THIS IS A DRAFT PLAN ONLY AND IS SUBJECT TO REVISION AND AMENDMENT.

METRIC: DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

RE: CHAPTER P.13 R.S.O. 1990 SECTION 51(17) OF THE PLANNING ACT AND SECTION 3 OF THE CONDOMINIUM ACT (1990)

- A. SHOWN ON PLAN
- B. SHOWN ON PLAN
- C. SHOWN ON PLAN
- D. SEE LAND USE SCHEDULE
- F. SHOWN ON PLAN
- H. MUNICIPAL PIPED WATER AVAILABLE
- J. NOT SHOWN
- K. MUNICIPAL SERVICES PREVIOUSLY INSTALLED
- L. NONE

SURVEYOR'S CERTIFICATE:
 I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATE AND CORRECTLY SHOWN.

JULY 2, 2014
 DATE

B. J. CLARKE
 ONTARIO LAND SURVEYOR

LAND USE SCHEDULE:
 PROPOSED 128 RESIDENTIAL UNITS ON LEVELS 5 TO 16 INCLUSIVE

CONDOMINIUM DRAFT APPROVAL:
 SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR LETTER DATED 2014 THIS PLAN IS APPROVED UNDER SECTION 51 OF THE PLANNING ACT, AS AMENDED, BY THE GENERAL MANAGER OF PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT OF THE CITY OF HAMILTON UNDER THE AUTHORITY OF ST-LAW 07-2014.

GENERAL MANAGER
 PLANNING AND ECONOMIC DEVELOPMENT
 CITY OF HAMILTON

A. J. Clarke and Associates Ltd.
 SURVEYORS • PLANNERS • ENGINEERS
 25 MAIN STREET WEST, SUITE 300
 HAMILTON, ONTARIO, L8P 1M1
 TEL. 905-520-0701 FAX 905-520-2288
 email: ajc@ajclarke.com



Existing building on the Subject Property as seen from Main Street East looking north east



Existing building on the Subject Property as seen from Main Street East looking north



Existing building on the Subject Property as seen from Main Street East looking north



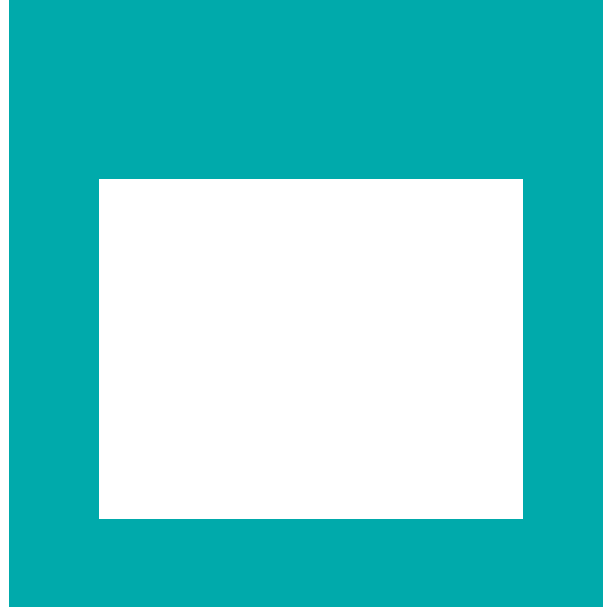
Property located to the west of the subject as seen from Main Street East looking north west



Property located to the south of the Subject Property as seen from Main Street East looking south



Existing tower of Landmark Place located to the south of the Subject Property, as seen from Main Street East looking south



THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE



Planning Committee

June 5th, 2018

Application for a Condominium Conversion for lands known as 115 Main Street East, Hamilton (PED18080)

Owner/Applicant: Old Colony Properties Ltd. c/o David Horwood

UrbanSolutions Planning & Land Development Consultants Inc., Matt Johnston

Chronology

Date	Action
May 15, 2013	Tenant Information Meeting held
July 28, 2014	Application for Condominium Conversion submitted
March 4, 2015	Concerns raised with respect to existing vacancy rates being less than 2% for two bedroom units
July 7, 2017	Updated information provided to the City demonstrating vacancy rates are greater than 2% for all unit types in the preceding two years
September 20, 2017	City Staff provided additional comments noting 28 units in the building met the criteria for affordability
February 14, 2018	City Staff advised that the application will be brought forward to the April 17, 2018 Planning Committee with a negative Staff Report.
February 14, 2018	UrbanSolutions requested that the application be deferred until such time as 75% of tenants could be reached, per UHOP Policy B.3.2.5.1.b
May 30, 2018	UrbanSolutions provided City Staff tenant questionnaires, resulting in +75% approval for conversion of the existing building to condominium
June 5, 2018	City Staff brought forward a negative Staff Report to Planning Committee, PED18080

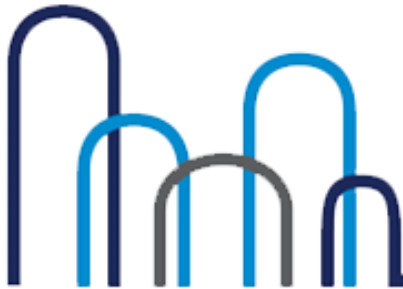
Tenant Questionnaire Response

Response	Units	% of Units
Support	96	75
Against	11	8.5
No Response	21	16.4
Total Building Count	128	100

Condominium Conversion of Rental Housing Units

B.3.2.5.1 – To protect the adequate provision of a full range of housing, conversion to condominium of rental apartment or townhouse buildings or groups of buildings comprised of six or more units shall be permitted if any one of the three general criteria are met:

b) At least 75% of the current tenants support the conversion to condominium, as demonstrated to the satisfaction of the City



DRAFT Rural Hamilton Official Plan Amendment No. X

The following text, together with Appendix "A" – Volume 3: Appendix A - Site Specific Key Map, attached hereto, constitutes Official Plan Amendment No. XX to the Rural Hamilton Official Plan.

1.0 Purpose:

The purpose and effect of this Amendment is to establish a Rural Site Specific Policy to permit the growing and harvesting of medical marihuana in facilities having a maximum gross floor area for a single greenhouse which shall not exceed 13,000 square metres, a maximum gross floor area shall not exceed 2,000 square metres for each new medical marihuana building, and all buildings and structures shall not exceed 20% lot coverage.

2.0 Location:

The lands affected by this Amendment are known municipally as 1915, 1995 and 1997 Jerseyville Road West within the City of Hamilton (former Town of Ancaster).

3.0 Basis:

The basis for permitting this Amendment is:

- The proposed Amendment is consistent in that it is an agricultural use and that it recognizes innovative on-farm diversification.
- The proposed Amendment is compatible with existing agricultural and commercial uses in the immediate area.
- The proposed Amendment is compatible with planned agricultural use in the immediate area.
- The proposed amendment is consistent with the Provincial Policy Statement, 2014, and conforms to the Growth Plan for the Greater Golden Horseshoe, 2017.

4.0 Actual Changes:

4.1 Rural Hamilton Official Plan Special Policy and Site Specific Areas

Text

4.1.1 Chapter B – Rural Site Specific Areas

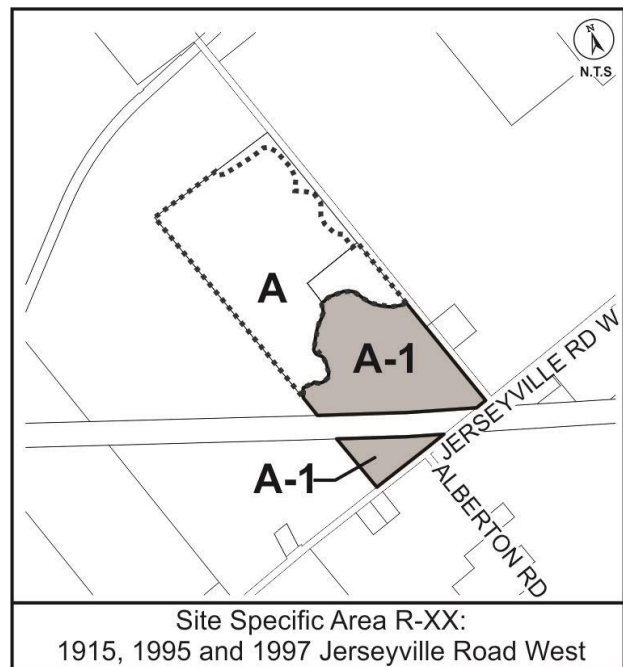
- a. That Volume 3: Chapter B – Rural Site Specific Areas be amended by adding a new Site Specific Policy – R-XX as follows:

“R-XX – Lands known municipally as 1915, 1995 and 1997 Jerseyville Road West former Town of Ancaster.

- 1.0 For the lands known municipally as 1915, 1995 and 1997 Jerseyville Road West, designated Agriculture and identified as Areas A and A-1 in Site Specific Area R-XX, notwithstanding Policy D.2.1.1.4. b) of Volume 1, the following policies shall apply:

- 1.1 For lands in Area A-1:

- a) the gross floor area for any new facility for medical marihuana growing and harvesting shall not exceed 2,000 square metres per building; and,
- b) notwithstanding 1.1 a), the maximum gross floor area for one greenhouse containing medical marihuana growing and harvesting shall not exceed 13,000 square metres In Area.



- 1.2 For lands in Area A:

- a) the maximum gross floor area for all new buildings and structures

Schedule 1

devoted to a Medical Marihuana Growing and Harvesting Facility shall not exceed 2,000.0 square metres.

1.3 For lands in Area A and Area A-1:

- a) all buildings and structures used for medical marihuana growing and harvesting shall not exceed a combined lot coverage of 20%.

Schedules and Appendices

4.1.2 Volume 3: Appendix A – Site Specific Key Map

- a. Volume 3: Appendix A – Site Specific Key Map be amended by identifying the subject lands as Site Specific Policy R-XX, as shown on Appendix "A" attached to this Amendment.

5.0 Implementation:

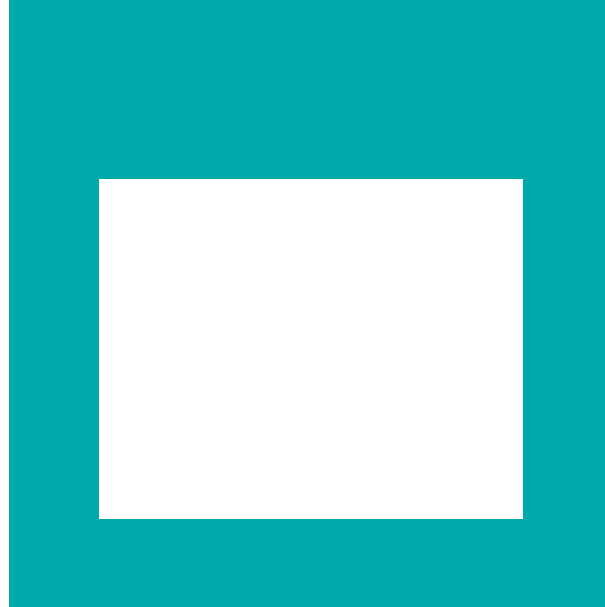
An implementing Zoning By-Law Amendment and Site Plan Control Application will give effect to the intended uses on the subject lands.

This Official Plan Amendment is Schedule "1" to By-law No. _____ passed on the _____ of _____, 2018.

**The
City of Hamilton**

Fred Eisenberger
MAYOR

CITY CLERK



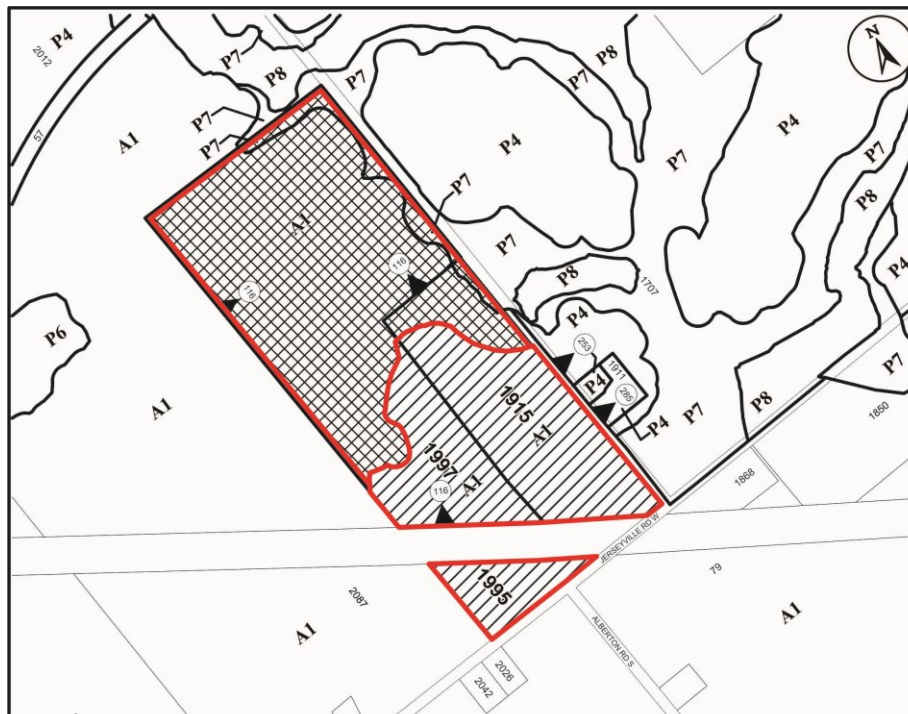
WELCOME TO THE CITY OF HAMILTON
PLANNING COMMITTEE

June 5, 2018

PED18118 – (ZAC-17-080 / RHOPA-17-037)

Applications for an Amendment to the Rural Hamilton Official Plan and the City of Hamilton Zoning By-law No. 05-200 for Lands Located at 1915, 1995, and 1997 Jerseyville Road West, Ancaster

Presented by: Brynn Nheiley



● Site Location



Key Map - Ward 14

N.T.S.

Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
 ZAC-17-080 & RHOPA-17-037

Date:
 May 2, 2018

Appendix "A"

Scale:
 N.T.S.

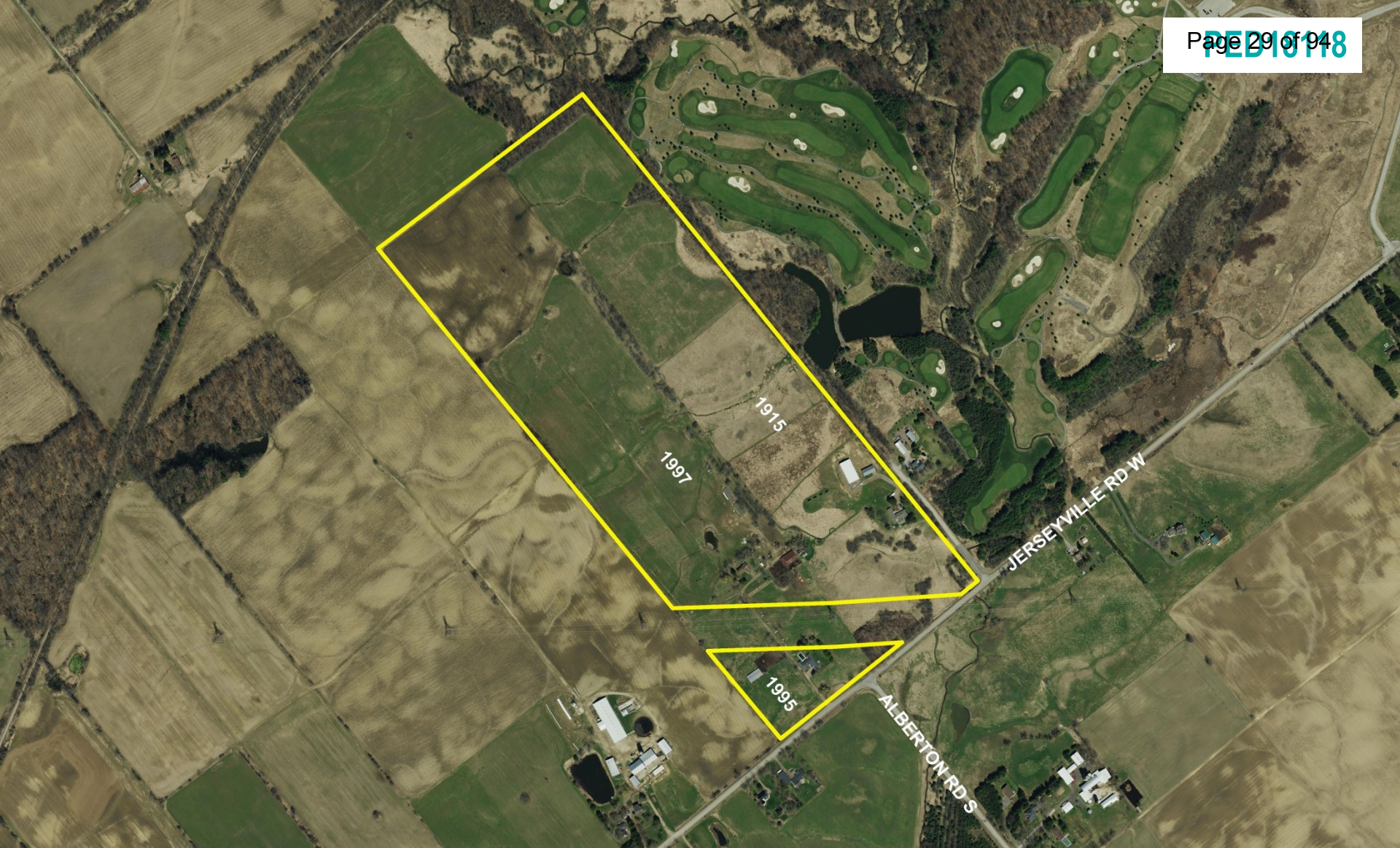
Planner/Technician:
 BN/VS

Subject Property

1915, 1995 & 1997 Jerseyville Road, Flamborough

Change in Zoning from Agriculture (A1), (A1, 116) Zone to Agriculture (A1, 689) Zone

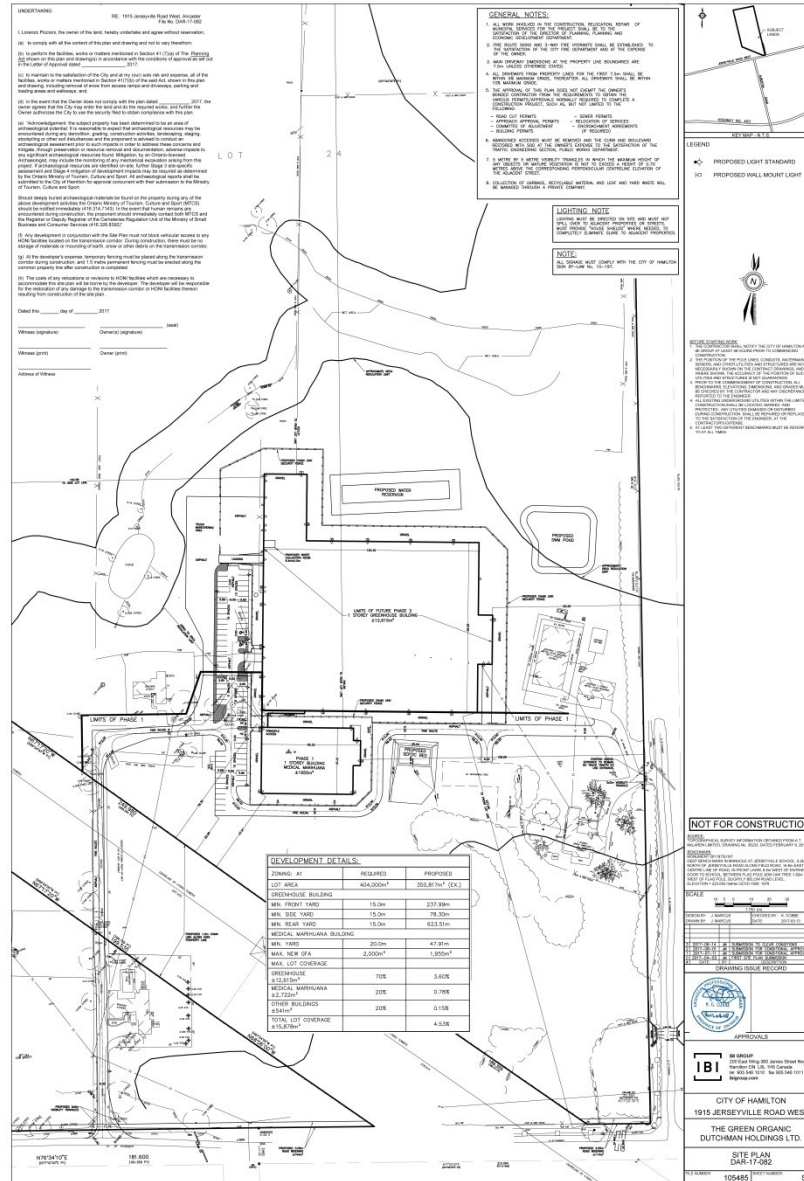
Other Land Owned by Applicant

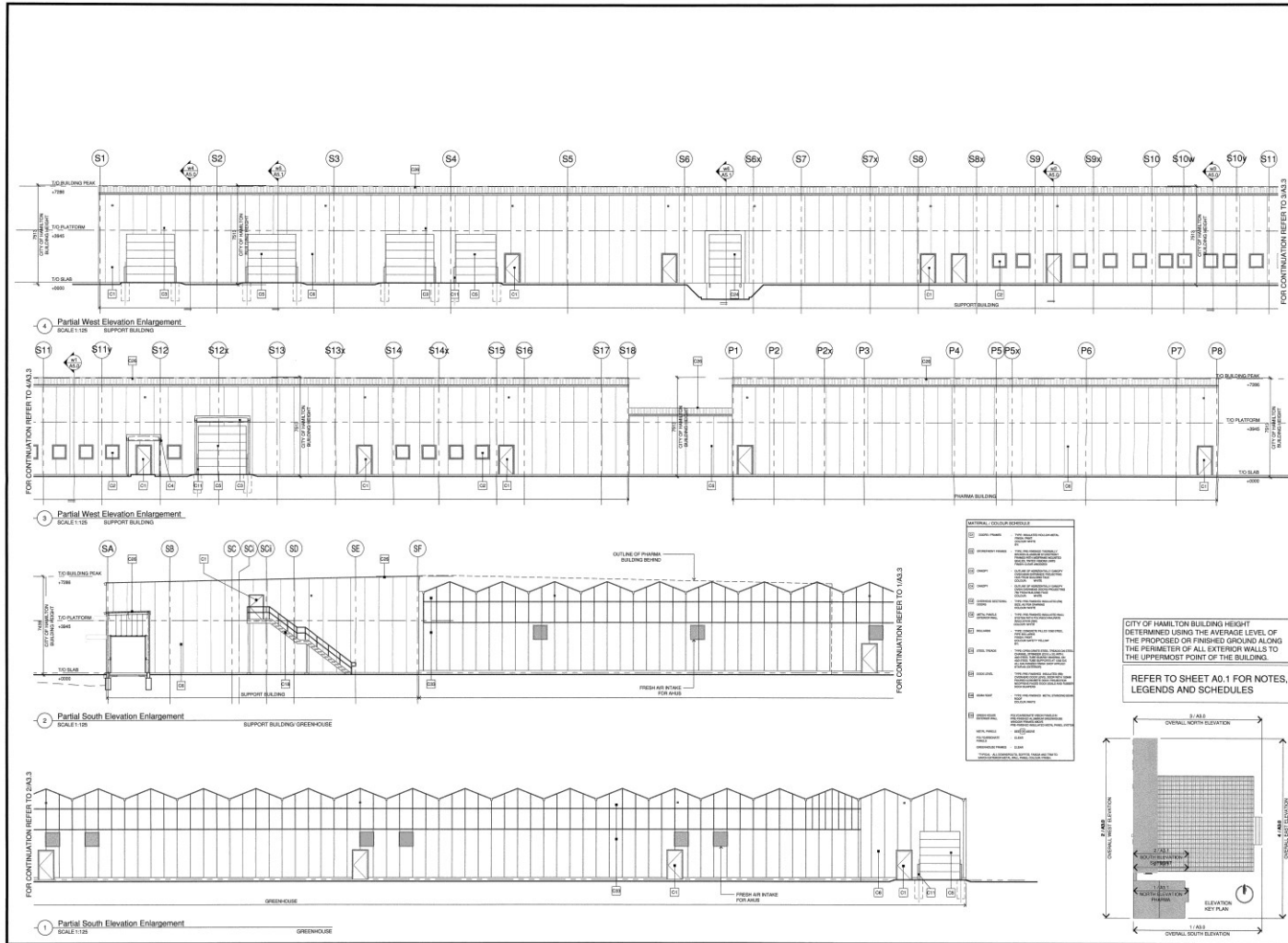


SUBJECT PROPERTY



1915, 1995 & 1997 Jerseyville Road, Flamborough





Pearce McCloskey Architects
 1111 Glenora Avenue, Suite 100, Oakville, ON L6M 4K7
 www.pearcemc.com

PROFESSIONAL ASSOCIATION
 ARCHITECTS OF ONTARIO
 LICENSE NO. 10000

OWNER:
 The Green Organic Dutchman
 1015 Innesville Road, West
 Ancaster, Ontario L9G 1Y0

CONSTRUCTION MANAGER:
 Lebor Construction Limited
 1100 Macdonnell
 Mississauga, Ontario L4V 1A9

CITY OF HAMILTON FILE NUMBER:
 DAR-17-082

APPROVED FOR PERMIT: 18DEC17
APPROVED FOR TENDER: 18SEP17
APPROVED FOR TENDER: 18SEP17
OWNER REVIEW: 18DEC17

**The Green Organic Dutchman
 New Facilities**
 1015 Innesville Road, West
 Ancaster, Ontario

Elevation Enlargements

PROJECT NUMBER:
 17025

Drawn By: [Name]
Checked By: [Name]
Date: JUNE 2017
Scale: 1:100
Sheet Number:

A3.3



Existing medical marihuana facility, as seen from private road access



Existing medical marihuana facility and site preparation for DA-17-082



Existing office, as seen from private road access



Private road access to existing medical marihuana facility as seen from Jerseyville Road West looking north



Access for new medical marihuana facility as seen from Jerseyville Road West looking north



Eastern frontage of Subject Lands from Alberton Road looking northeast



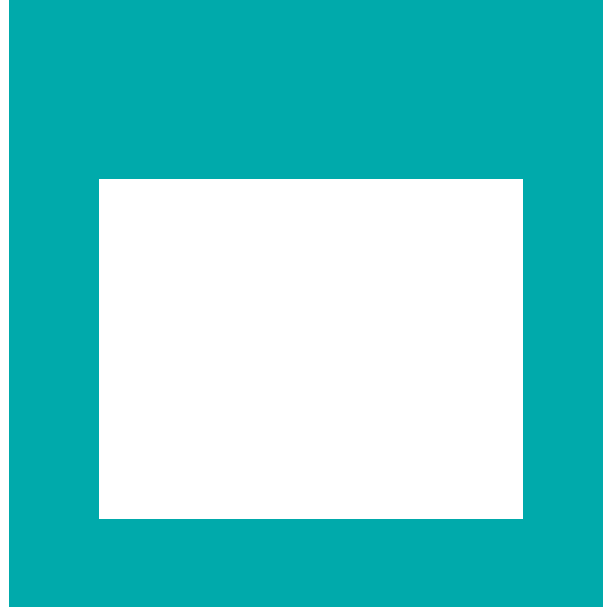
Western frontage of Subject Lands from Alberton Road looking northwest



View from southwest corner of Subject Lands, as seen from Jerseyville Road West looking northeast



Property located on the south side of Jerseyville Road West across from the Subject Lands, as seen from proposed access looking south



THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE



Public Meeting

Official Plan and Zoning By-law Amendment

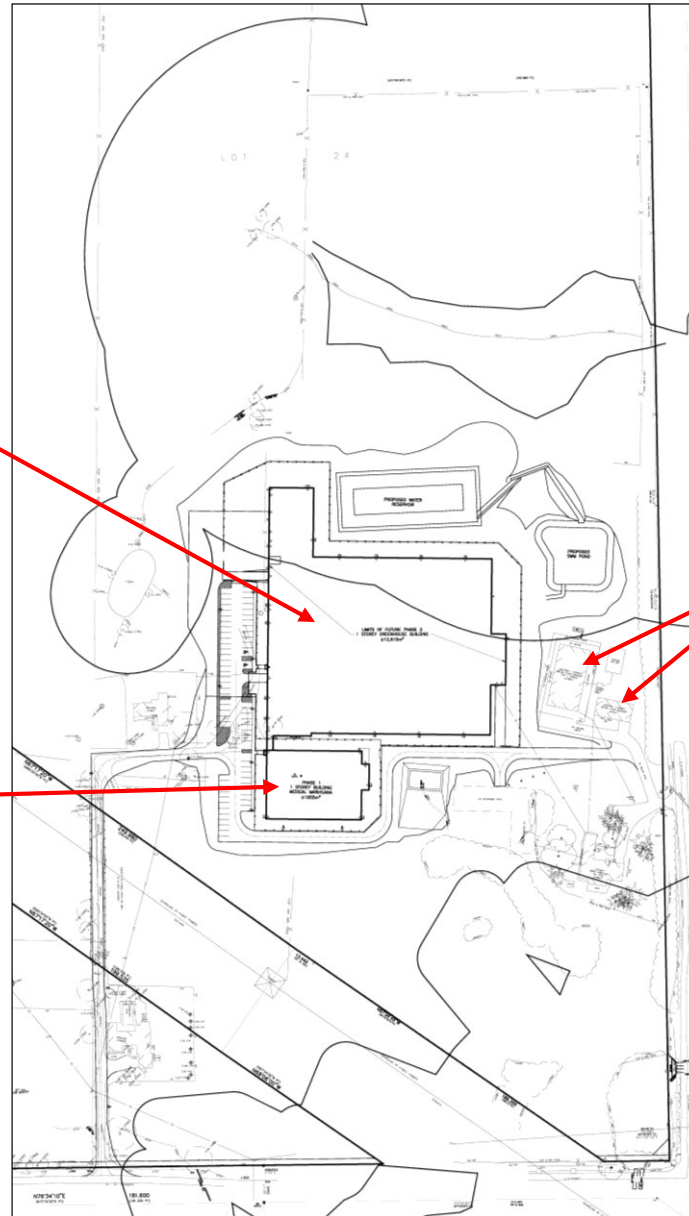


IBI Group
The Green Organic Dutchman Ltd.
1915 Jerseyville Road, Ancaster
June 5, 2018



13,000sq.m
Greenhouse

2,000sq.m
New Building



Existing

CURRENT OFFICIAL PLAN AND ZONING

- Existing buildings are “grandfathered”
- New buildings have cumulative cap of 2,000sq.m GFA
- No retail sales
- No outside storage
- Subject to full Site Plan Control
- Definition of “Medical Marihuana” as per Federal regs

TGOD Application

- Treated the same as any other greenhouse use
- 70% lot coverage, no building GFA cap
- No retail sales
- No outside storage
- Subject to full Site Plan Control
- Definition to remove “Medical Marihuana” reference, instead definition “pursuant to a Federal license”

Staff Report

- Existing buildings are “grandfathered”
- Permit one new greenhouse with a 13,000sq.m GFA
- New buildings have cumulative cap of 2,000sq.m GFA
- No retail sales
- No outside storage
- Subject to full Site Plan Control
- Retain definition of “Medical Marihuana” as per Federal regs
- Future study of Medical Marihuana greenhouses

“Land Use Planning”

- Cannabis is an agricultural crop
- Zoning should not control the ultimate consumer
- Federal licensing will control the distribution
- Zoning should only address compatibility and land use issues





'Regular' Greenhouse



Cannabis Greenhouse

Willing to accept staff report

- 20% lot coverage
- One large new greenhouse
- Existing definition for “Medical Marihuana”
- Future study of Medical Marihuana greenhouses

Request one exception

- Remove cumulative building cap of 2,000sq.m GFA in case of study delay

6.4(a)

Hi George T. Zajac,

My name is Jose Armando Medeiros and I reside at 80 Highland Road West, Stoney Creek. The rear yard of my property abuts the proposed development.

I'm emailing you today with respect to the notice I received in the mail, which outlines the proposed development at 15 Picardy Dr.

I have listed my concerns and suggestions with respect to the subject development below:

1) The current site plan proposes 3 storey townhomes directly adjacent to the existing single-family dwellings on Highland Road. Will the overall height of these townhomes exceed the existing height of residential homes along Highland Road? If so, this will surely jeopardize privacy for all the existing home owners along Highland Road, and eliminate our level of comfort when utilizing our backyards.

2) Would there be any consideration in modifying the 3 storey townhomes to 2 storey townhomes for the block(s) of development which abut the existing residential homes along Highland Road? Therefore, addressing concerns with privacy, and providing a proper transition between existing heights (singles on highland road) and the new development. Compatibility plays an integral part when developing lands next to existing uses and I feel my recommendation would assist in achieving this.

Clearly, the developer is attempting to squeeze as many units as possible on this property and in doing so, is left with a smaller building footprint and units with unattractive indoor living space (sqft). The need to go 3 storey's high obviously answers the developers marketing concern. Which in turn affects the existing residents along Highland Road? This is poor design in my mind.

Ultimately my preference would be to have single family homes abutting our property, but can understand the City's objectives. I just hope the objectives take compatibility, privacy, and great overall design into consideration.

Thank you for your time and consideration.

Sincerely,

Jose A. Medeiros



NEW HORIZON

DEVELOPMENT GROUP

Planning Committee

Proposed Residential Development



IBI Group

New Horizon Development Group

15 Picardy Drive, Stoney Creek

June 5, 2018



Location Map



Air Photo



- BACK-TO-BACK TOWNHOUSES = 28 UNITS
- STANDARD TOWNHOUSES = 43 UNITS

- TOTAL UNITS = 71 UNITS

Conceptual Site Plan



Conceptual Three-Storey Elevations

Development Issues:

- Traffic
- Height
- Compatibility with existing

Traffic

- Site is 35m from Highland Road/Picardy Drive
- Highland Road is a Collector Road
- Isaac Brock Dr extension to Upper Centennial Pkwy is pending
- Development is being phased (40/31)

Height

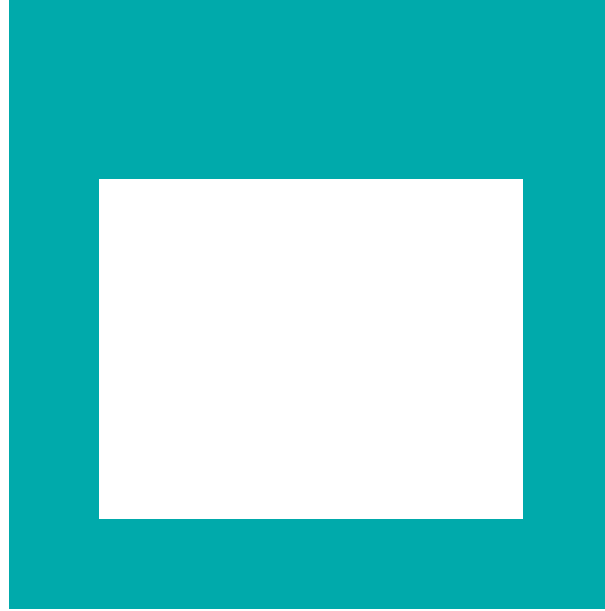
- Proposed development is 3 storeys in height (12.5m)
 - 11.0m permitted by Zoning By-law for lands to the South
 - 7.5m rear yard is maintained



Compatibility with Existing

- Moderate increase in density (Medium & Low to all Medium);
- Integrates with existing through gradual increase in site density (Rear yard to Rear Yard)
- Moderate increase in height to the adjacent lands
- 7.5m rear yard to single detached dwellings is maintained





WELCOME TO THE CITY OF HAMILTON

PLANNING COMMITTEE

June 5, 2018

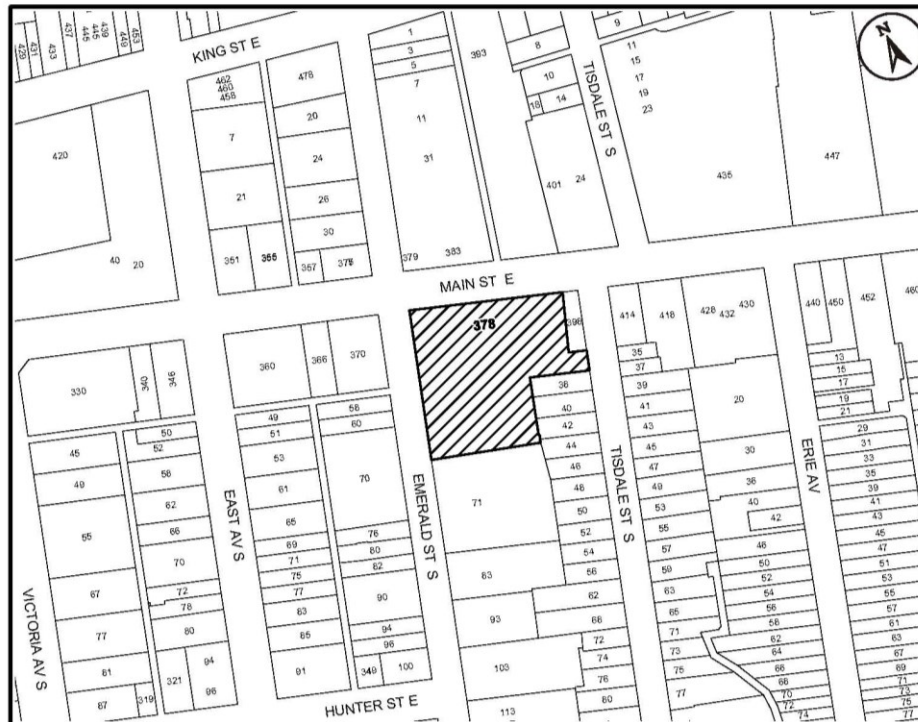
PED18089 – 378 Main Street East, Hamilton (Former Cathedral Boys' School)

Recommendation to Designate 378 Main Street East, Hamilton
Under Part IV of the *Ontario Heritage Act*

Presented by: Chelsey Tyers

PED18089

Appendix A



● Site of the Application



Ward 2 Key Map

N.T.S.

Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
378 Main St E

Date:
August 13, 2013

Appendix "A"

Scale:
N.T.S.

Planner/Technician:
AG/AL

Subject Property

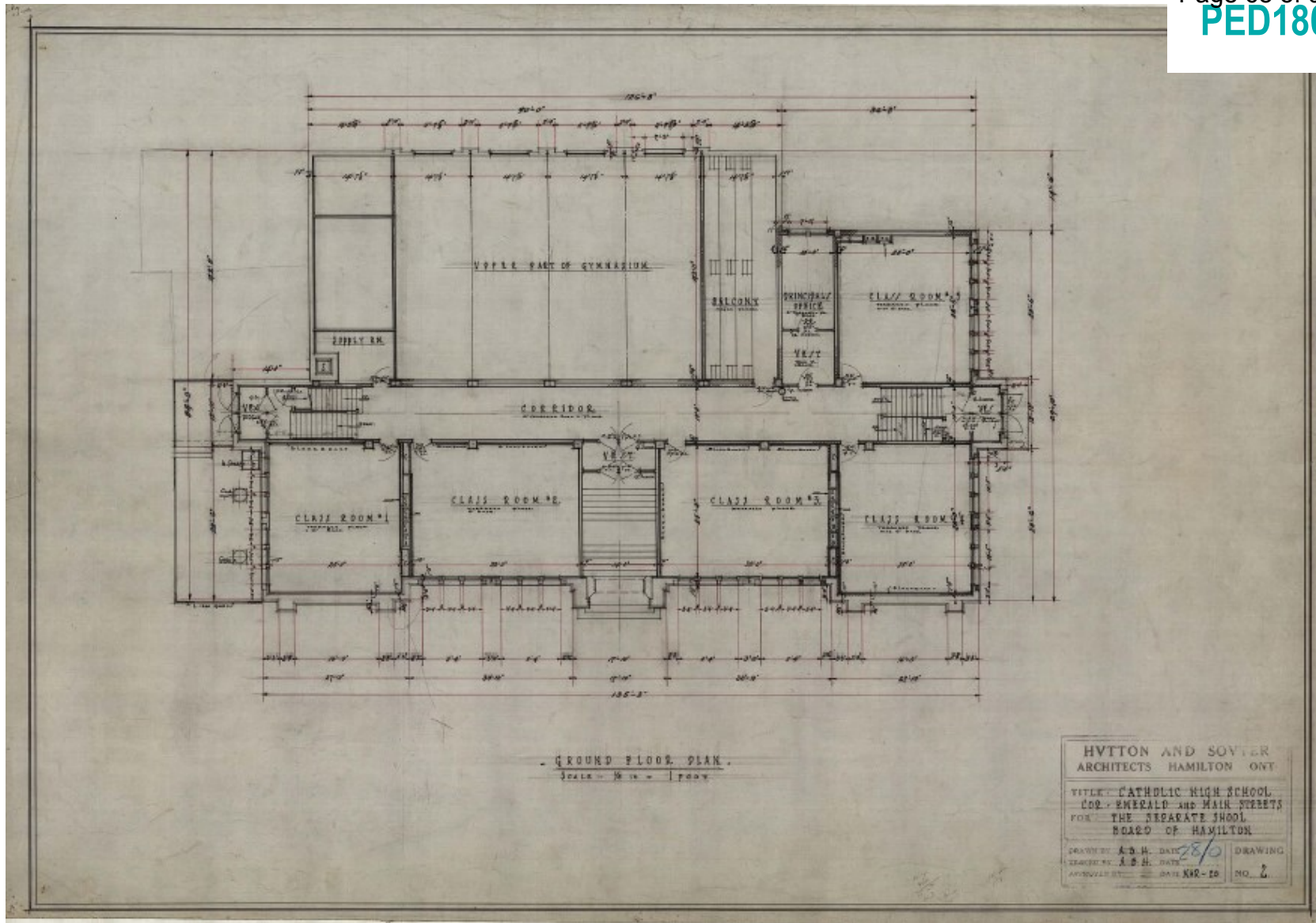
 378 Main Street East

Request to Designate

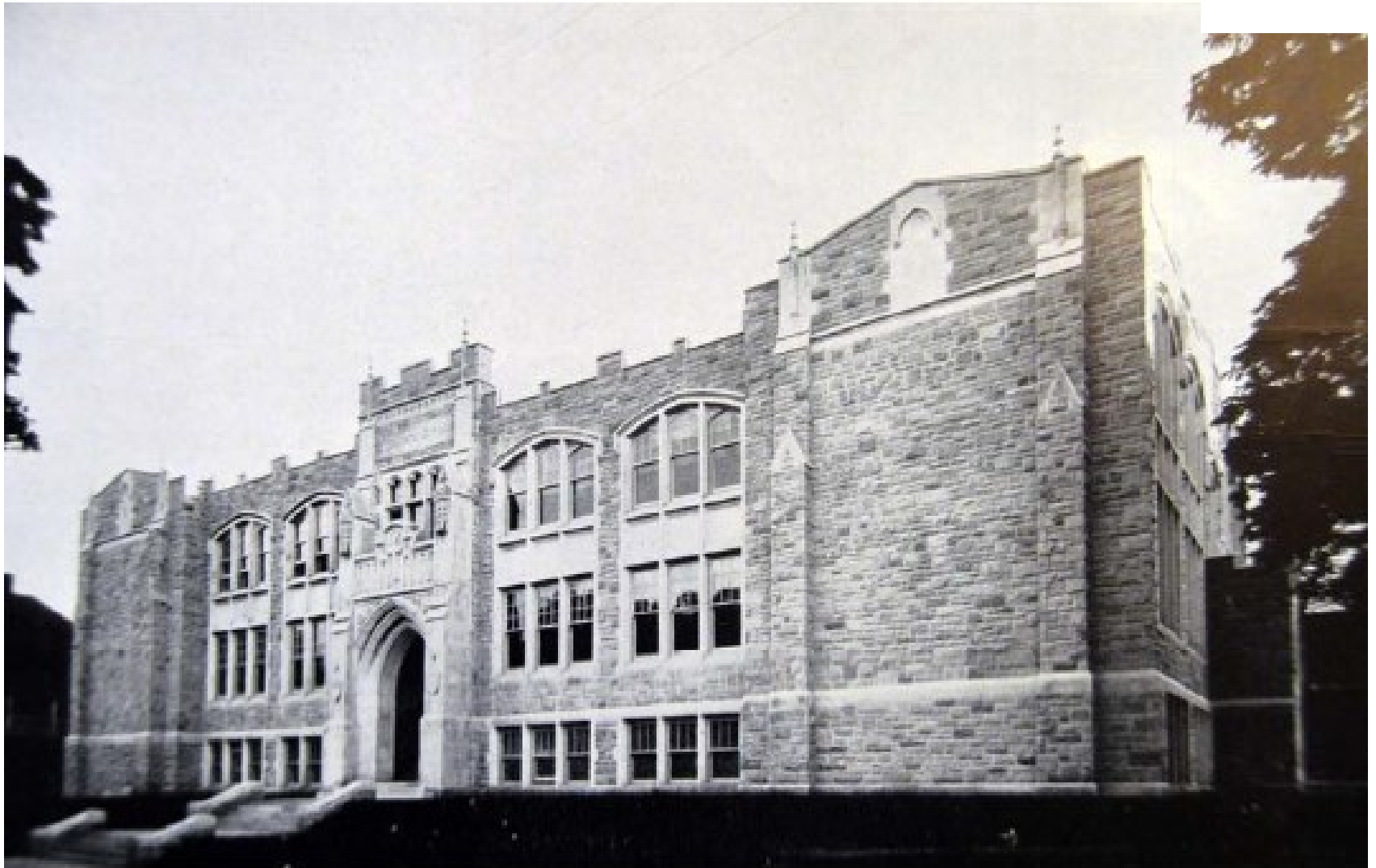
- Request to designate property on August 4, 2013 from the Stinson Community Association
- October 23, 2013, Council added the Property to the Register of Property of Cultural Heritage Value or Interest and designation work plan



Aerial Image (USDA FSA, Digital Globe, GeoEye, CNES/Airbus DS)



Hutton and Souter, "Catholic High School, Cor. Emerald and Main Streets" Mar./Apr. 1928, Archives of Ontario, Barcode B867663



“The Cathedral Separate School, Hamilton, Ontario”, *The Journal of the Royal Architectural Institute of Canada* V. 6 N. 7 (July 1929), p.269



Front (north) façade, Cultural Heritage Assessment Report on the Former Cathedral Boys' High School by Paul Dilse , Heritage Planning Consultant in association with Peter Stewart , Partner, George Robb Architect & Francine Antoniou, Architect, George Robb Architect.



Front entrance (L) and front terrace, (R) Cultural Heritage Assessment Report on the Former Cathedral Boys' High School by Paul Dilse , Heritage Planning Consultant in association with Peter Stewart , Partner, George Robb Architect & Francine Antoniou, Architect, George Robb Architect.



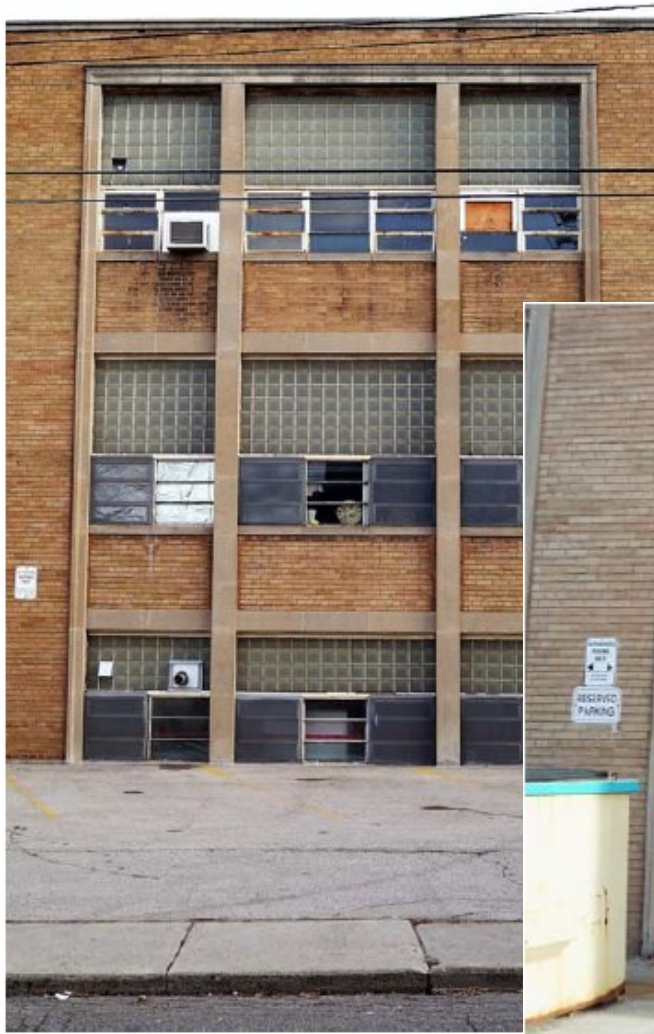
East façade of 1928 building (L) and Detail of upper floor windows (R) ,Cultural Heritage Assessment Report on the Former Cathedral Boys' High School by Paul Dilse , Heritage Planning Consultant in association with Peter Stewart , Partner, George Robb Architect & Francine Antoniou, Architect, George Robb Architect.



West facades of 1928 building and 1951 wing, Cultural Heritage Assessment Report on the Former Cathedral Boys' High School by Paul Dilse , Heritage Planning Consultant in association with Peter Stewart , Partner, George Robb Architect & Francine Antoniou, Architect, George Robb Architect.



West facades of 1928 building and west entrance vestibule, Cultural Heritage Assessment Report on the Former Cathedral Boys' High School by Paul Dilse , Heritage Planning Consultant in association with Peter Stewart , Partner, George Robb Architect & Francine Antoniou, Architect, George Robb Architect.



1951 west façade bay of windows (L) and west façade entrance bay (R), Cultural Heritage Assessment Report on the Former Cathedral Boys' High School by Paul Dilse , Heritage Planning Consultant in association with Peter Stewart , Partner, George Robb Architect & Francine Antoniou, Architect, George Robb Architect.



East (rear) elevation of 1951 wing, Cultural Heritage Assessment Report on the Former Cathedral Boys' High School by Paul Dilse , Heritage Planning Consultant in association with Peter Stewart , Partner, George Robb Architect & Francine Antoniou, Architect, George Robb Architect.



Five-paneled doorways in 1928 building (L), 1928 west entrance staircase (C), Front entrance vestibule (L) Cultural Heritage Assessment Report on the Former Cathedral Boys' High School by Paul Dilse , Heritage Planning Consultant in association with Peter Stewart , Partner, George Robb Architect & Francine Antoniou, Architect, George Robb Architect.



Gymnasium Doors(L), Proscenium arch in gymnasium (R), Cultural Heritage Assessment Report on the Former Cathedral Boys' High School by Paul Dilse , Heritage Planning Consultant in association with Peter Stewart , Partner, George Robb Architect & Francine Antoniou, Architect, George Robb Architect.



1951 ground floor lobby entrance(L), Ground floor lobby star motif terrazzo floor (R), Cultural Heritage Assessment Report on the Former Cathedral Boys' High School by Paul Dilse , Heritage Planning Consultant in association with Peter Stewart , Partner, George Robb Architect & Francine Antoniou, Architect, George Robb Architect.



1951 ground floor north-south corridor (L), 1951 Metal-and-glass frame (R), Cultural Heritage Assessment Report on the Former Cathedral Boys' High School by Paul Dilse , Heritage Planning Consultant in association with Peter Stewart , Partner, George Robb Architect & Francine Antoniou, Architect, George Robb Architect.



1951 cafeteria (L), Exit stairs from cafeteria (R), Cultural Heritage Assessment Report on the Former Cathedral Boys' High School by Paul Dilse , Heritage Planning Consultant in association with Peter Stewart , Partner, George Robb Architect & Francine Antoniou, Architect, George Robb Architect.

Cultural Heritage Assessment for Heritage Designation

Prepared by Paul Dilse and George Robb Architect

The property was found to meet nine of the City's twelve criteria pertaining to built heritage value and seven of the nine criteria in *Ontario Regulation 9/06*.

1. Design / Physical Value:

- ✓ The property is a representative example of Modern Gothic Architecture (aka Collegiate Gothic or Neo-Gothic).
- ✓ The property does demonstrate a high degree of craftsmanship in the stone work on the front façade, east and west elevations including the ceremonial entrance porch and the terrazzo floor in the 1951 wing.
- ✗ The property does not demonstrate a high degree of technical or scientific achievement.

Cultural Heritage Assessment for Heritage Designation

Prepared by Paul Dilse and George Robb Architect

2. Historical / Associative Value:

- ✓ The property does have direct associations with the local Catholic population and Diocese of Hamilton and the beginnings of Catholic High School education in Hamilton.
- ✓ The property does have the potential to yield information about Hamilton's Catholic population.
- ✓ The property does reflect the work of Hutton and Souter, prominent architects responsible for a number of other notable buildings in Hamilton.

3. Contextual Value

- ✓ The property is considered to have contextual value as it dominates the corner of Main Street East and Emerald Street.
- ✗ The property is not considered to be linked to its surroundings as its surroundings have changed drastically since the school was built in 1928.
- ✓ The property is considered a landmark in the Stinson neighbourhood and along Main Street East.

Statement of Cultural Heritage Value

Heritage Attributes

Front, East and West Facades of 1928 Building

- Heritage attributes are replete on the front (north), east and west facades and include:
- the setback from Main Street East, the terraced rise up from the street and the front entrance walk of flat stone landings and low stone walls;
- rock-faced Credit Valley sandstone walls laid in broken courses, Indiana limestone trim and all stone carvings;
- the symmetrical front facade consisting of an entrance bay in the middle, two (2) windowed bays to either side of the entrance bay and a pedimented blind bay at either end of the building;



Front Façade, 2017, Cultural Heritage Assessment Report on the Former Cathedral Boys' High School by Paul Dilse , Heritage Planning Consultant in association with Peter Stewart , Partner, George Robb Architect & Francine Antoniou, Architect, George Robb Architect.

Statement of Cultural Heritage Value

Heritage Attributes

Front, East and West Facades of 1928 Building (cont'd)

- the front entrance pointed-arched portal with its embrasure, carved spandrels and wrought-iron gate;
- the buttresses to either side of the portal and their wall-mounted lamps and carved crests;
- the ceremonial entry porch, recessed from the front facade and almost wholly enclosed, and its marble staircase, marble wainscotting, vaulted ceiling decorated with a plaster relief in a pattern of grape vines and Tudor roses, and pendant ceiling lamp;
- the front entrance doorway composed of oak-and-glazed double doors with their door handles and escutcheons and a border of sidelights and transom light;

Statement of Cultural Heritage Value

Heritage Attributes

Front, East and West Facades of 1928 Building (cont'd)



Front Doors, 2017, Paul Dilse in association with George



Front Doors, 2017 (L), Front Entrance (R), Cultural Heritage Assessment Report on the Former Cathedral Boys' High School by Paul Dilse , Heritage Planning Consultant in association with Peter Stewart , Partner, George Robb Architect & Francine Antoniou, Architect, George Robb Architect.

Statement of Cultural Heritage Value

Heritage Attributes

Front, East and West Facades of 1928 Building (cont'd)

- the projecting vestibules on the building's east and west sides with their pointed-arched doorways;
- all window openings on the basement, ground and uppermost floors and original sash where it exists; and,
- the parapets and their battlements at both the main roof line and at the vestibules' roof line.



East Vestibule, 2017 (L), East Façade battlements, 2017 (R), Cultural Heritage Assessment Report on the Former Cathedral Boys' High School by Paul Dilse, Heritage Planning Consultant in association with Peter Stewart, Partner, George Robb Architect & Francine Antoniou, Architect, George Robb Architect.

Statement of Cultural Heritage Value

West Facade of 1951 Wing

Heritage Attributes (Continued)

Heritage attributes are found across all six bays of the wing's west facade and include:

- the buff brick wall;
- limestone trim expressed as the grid-like frame around windows, stringcourses, the cornice atop each end bay, and roof line coping;
- windows with their fixed glass block uppers and operable clear glass lowers; and,
- the entrance bay at the building's southwest corner, featuring double doors, transom light, embrasure beside the doors, wall-mounted lamps and columnar window filled with glass block.



West Façade, 2017 (L), 1951 West Entrance, 2017 (R), Cultural Heritage Assessment Report on the Former Cathedral Boys' High School by Paul Dilse , Heritage Planning Consultant in association with Peter Stewart , Partner, George Robb Architect & Francine Antoniou, Architect, George Robb Architect.

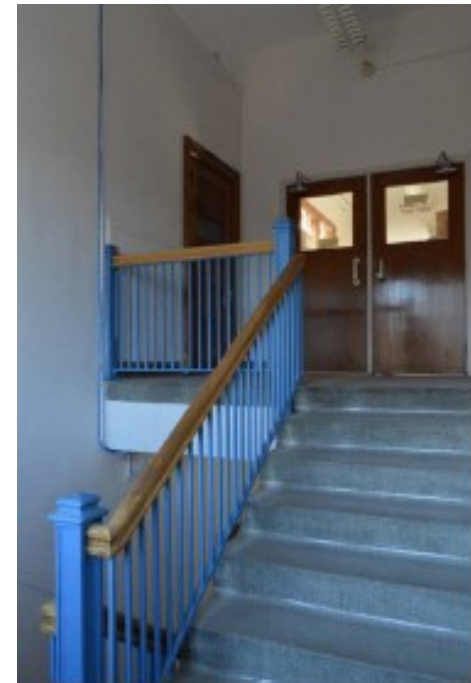
Statement of Cultural Heritage Value

Heritage Attributes (Continued)

1928 Building Interior

Heritage attributes that are accessible to visitors and remain from the 1928 construction include:

- the east and west stairwells and staircases (but not the replacement fire doors);
- the terrazzo floor laid in a checkerboard pattern on the ground-floor east-west corridor;
- the front vestibule with its checkerboard terrazzo floor and wood-framed opening into the east-west corridor;
- the wood-framed transom light across the north-south corridor where it meets the east-west corridor;
- five-panelled oak corridor doorways each with a glazed panel and transom light; and,
- the six-panelled double doors to the gymnasium, industrial window sash emitting natural light into the gymnasium, the proscenium arch for the stage and ceiling trusses over the gymnasium space.



1928 east staircase, 2017, Cultural Heritage Assessment Report on the Former Cathedral Boys' High School by Paul Dilse , Heritage Planning Consultant in association with Peter Stewart , Partner, George Robb Architect & Francine Antoniou, Architect, George Robb Architect.

Statement of Cultural Heritage Value

Heritage Attributes (Continued)

1928 Building Interior



Checkerboard terrazzo floor (L), Front Entrance Vestibule (C), Doorway (R), Cultural Heritage Assessment Report on the Former Cathedral Boys' High School by Paul Dilse , Heritage Planning Consultant in association with Peter Stewart , Partner, George Robb Architect & Francine Antoniou, Architect, George Robb Architect.

Statement of Cultural Heritage Value

Heritage Attributes (Continued)

1951 Wing Interior

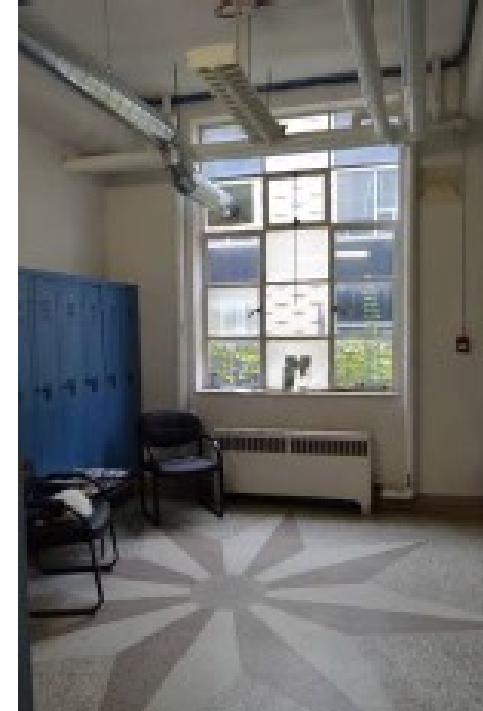
Heritage attributes that are accessible to visitors and capture the mid-twentieth century character of the 1951 construction include:

- the stairwell and staircase in the wing's southwest corner and the entrance to each floor that has double doors in a wall made of glass blocks;
- the ground-floor lobby's terrazzo floor and baseboard, rounded corners, and operable steel sash window with bronze hardware and travertine marble sill;
- the terrazzo floor and baseboard for the ground-floor north-south corridor and the metal-and-glass frame across the corridor; and,
- the cafeteria-auditorium in the basement, featuring a terrazzo floor in a checkerboard pattern, black mastic baseboard, circular posts with black mastic base trim, fixed glass block and operable clear glass windows, an operable steel sash window, and a short staircase in the room's southeast corner leading outdoors to the schoolyard.

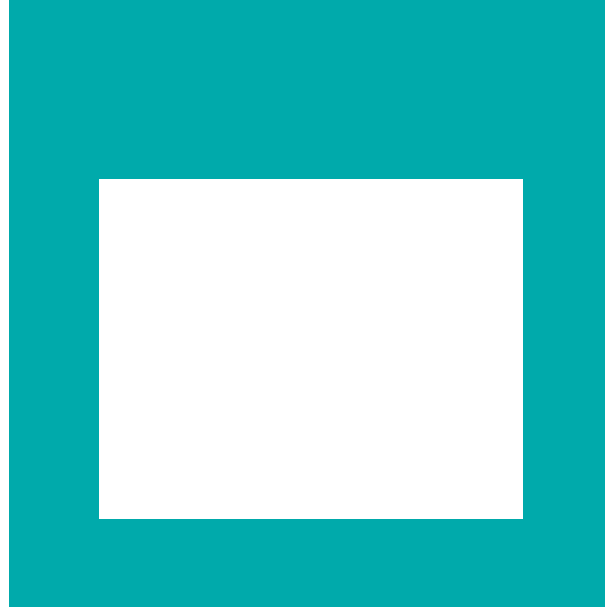
Statement of Cultural Heritage Value

Heritage Attributes (Continued)

1951 Wing Interior



Cafeteria (R), Basement entrance (C), 1951 lobby (R), Cultural Heritage Assessment Report on the Former Cathedral Boys' High School by Paul Dilse , Heritage Planning Consultant in association with Peter Stewart , Partner, George Robb Architect & Francine Antoniou, Architect, George Robb Architect.



THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE

**CITY OF HAMILTON
NOTICE OF MOTION**

Planning Committee: June 5, 2018

MOVED BY COUNCILLOR J. FARR.....

To Waive Road Widening Requirement for 71 Rebecca Street

WHEREAS, the Planning Act and the Urban Hamilton Official Plan state that the City shall reserve or obtain road widenings for rights-of-way as described in Schedule C-2 – Future Road Widenings;

WHEREAS, Official Plan Amendment and Zoning By-law Amendment applications (UHOPA-17-023 and ZAC-17-053) have been submitted for 71 Rebecca Street, Hamilton, for the development of a 30 storey, mixed use building; and

WHEREAS, road widenings for Rebecca Street and John Street North have been identified;

THEREFORE, BE IT RESOLVED:

That staff be directed to waive the requirement for road widenings for 71 Rebecca Street, Hamilton (UHOPA-17-023 and ZAC-17-053).