



City of Hamilton

PLANNING COMMITTEE ADDENDUM

Meeting #: 21-010
Date: June 15, 2021
Time: 9:30 a.m.
Location: Due to the COVID-19 and the Closure of City Hall (CC)

All electronic meetings can be viewed at:

City's Website:

<https://www.hamilton.ca/council-committee/council-committee-meetings/meetings-and-agendas>

City's YouTube Channel:

<https://www.youtube.com/user/InsideCityofHamilton> or Cable 14

Lisa Kelsey, Legislative Coordinator (905) 546-2424 ext. 4605

Pages

6. DELEGATION REQUESTS

- *6.2. Jason Snyder respecting an Outdated Zoning Sign on Neighbouring Property (For today's meeting)

9. PUBLIC HEARINGS / DELEGATIONS

- 9.1. Applications for Official Plan Amendment and Zoning By-law Amendment for lands located at 179, 181, 183, 185, 187, and 189 Catharine Street North, Hamilton (PED21119) (Ward 2)

- *9.1.a. Written Submissions:

- *9.1.a.a. Brenna MacNaughton

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- 9.2. Application for a Zoning By-law Amendment for Lands Located at 321 Hatt Street, Dundas (PED21112) (Ward 13)

- *9.2.a. Written Submissions:

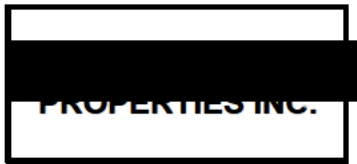
*9.2.a.a. Sherri Moss

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12. NOTICES OF MOTION

*12.1. Extension of Support for Businesses Operating Outdoors

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**179-189 CATHARINE ST N
HAMILTON, ONTARIO**



NEIGHBOURHOOD OPEN HOUSE MEETING COMMENT SHEET

Please **PRINT** your name and address.
Meeting hosted by Woven Quarter Properties Inc. and IBI Group

Held virtually on Thursday, September 24, 2020 via Microsoft Teams.

From: Brenna MacNaughton, [REDACTED] Catharine St N, Hamilton L8L 4S4

Firstly, I want to acknowledge and thank both Mike and Tran being available to discuss the current plans for this property with the nearby community.

As I mentioned during the meeting, there are significant issues with the proposal that have yet to be addressed. These include:

Insufficient parking availability for the proposed number of units.

The parking space to unit ratio is less than one. As there are many existing properties in the neighbourhood that lack off-street parking, it is likely that the demands for on-street parking will increase. While the neighbourhood is walkable, it is our observation as residents that most people who live in the area have a vehicle.

First, if some units are rented with parking included, others will not be – meaning those residents will be forced to use street parking for vehicles.

Second, if parking spots are optional additions to people's rental agreements, the pricing may incentivize the use of street parking which has an exceptionally low annual cost (around \$100 per year) compared to a market rate underground parking spot – and if it does not, the first issue remains.

The above assumes that the residents only need parking for a single vehicle, and neither of these options resolves the street parking demand increase.

Appropriateness of development to the street

The current streetscape of Catharine St N between Wilson St and Murray St is single family dwellings, duplexes, triplexes, a single level assisted living centre, and several commercial buildings of one or two storeys. None of this aligns with the proposed buildings which will be 13m (around 40ft) tall, consisting of several blocks of fourplexes in a limited area.

The population density proposed is not aligned with the rest of its neighbourhood. Densification is a valid goal for urban areas but should be sympathetic to the environment in which it is

occurring. 44 new units would more than double the units on Catharine between Cannon and Robert.

Interface with existing properties

The proposal indicates that the rear blocks of buildings will closely abut the north and south property boundaries. Given that they are set back significantly from the street, they affect the privacy of the pre-existing properties nearby. The distances between those buildings and the existing structures are far less than would be found in other developments, or even across the street in older areas of the city such as this.

Again, thank you for the virtual open house and for providing a venue for feedback from residents.

Brenna MacNaughton

From: Sheri Moss

Sent: June 14, 2021 11:33 AM

To: clerk@hamilton.ca

Subject: File: ZAR-20-036

Hello,

My name is Sheri Moss and I am the owner of ## Wellington street south. I received a notice of public meeting of the planning committee for the zoning bylaw amendment for 321 Hatt Street, dundas. As previously discussed with the city my only concern is for the very old trees one on my property (approx. 210 year old black walnut tree) and the 135 year old black walnut on 321 Hatt Street. It is my understanding that steps have and will be taken to protect my tree from damage including having an arborist on site during excavation. My secondary concern is cutting down a 135 year old tree on Mr. Bamford's property. Is this tree not protected?

I want to make it clear that I fully support Mr. Bamford building a semi detached dwelling on his property, I would just like to protect these old and beautiful trees the best we can.

Thank you,

Sheri Moss

CITY OF HAMILTON

NOTICE OF MOTION

Planning Committee: June 15, 2021

MOVED BY COUNCILLOR J. FARR

SECONDED BY COUNCILLOR

Extension of Support for Businesses Operating Outdoors

WHEREAS, the City of Hamilton is committed to supporting our local businesses as they try to navigate and respond to the challenges of the COVID pandemic;

WHEREAS, the Mayor’s Task Force on Economic Recovery has recommended the City consider options to support local businesses through actions that facilitate placemaking, outdoor activities, and animation of commercial streets;

WHEREAS, on August 21, 2020 City Council through Report PED20135 approved Temporary Use By-law 20-181 to modify zoning standards with respect to where outdoor patios for restaurants, cafes, and similar uses could be located in order to facilitate the Outdoor Dining Districts Program;

WHEREAS, on October 14, 2020 City Council through Report PED20135(a) approved Temporary Use By-law 20-214 to allow temporary tents (not to be used for human habitation) for restaurants, places of worship, hospitals and schools for up to 6 consecutive months instead of the otherwise permitted five consecutive days;

WHEREAS, all of the Temporary Use By-laws, and therefore the special provisions for patios and for temporary tents, are currently set to expire on October 31, 2021;

WHEREAS, on June 7, 2021, the Province announced that Ontario will move into Step One of the Roadmap to Reopen as of Friday, June 11, which includes permission for outdoor fitness classes, outdoor personal training, and the opening of concert venues, theatres and cinemas outdoors for the purpose of rehearsing or performing a recorded or broadcasted concert, artistic event, theatrical performance or other performance with no more than 10 performers;

WHEREAS, these outdoor uses may seek to erect temporary tent structures, which may require Building Permits, and which will therefore need to meet all applicable zoning; and,

WHEREAS the current Temporary Use By-laws for the erection of temporary tents do not apply to these other outdoor uses;

THEREFORE BE IT RESOLVED

- (a) That staff be directed to prepare the appropriate Public Meeting notice under the *Planning Act* and associated report for Planning Committee to consider the following Zoning By-law 05-200 amendments at a future statutory public meeting:
 - (i) The necessary amendments to Temporary Use By-law 20-214 and other temporary use by-laws as necessary to include temporary tents associated with outdoor retail, commercial, entertainment, arts, and recreational uses as well as ancillary uses to existing permitted uses for up to 6 consecutive months and within required parking spaces; and,
 - (ii) The necessary amendments to the existing Temporary Use By-laws to extend the permissions for patios and temporary tents through to December 31, 2021;
- (b) That Council direct staff to immediately suspend the enforcement of the current zoning by-law provisions that were modified by the existing Temporary Use By-laws as they relate to outdoor retail, commercial, entertainment, arts, and recreational uses as well as ancillary uses to existing permitted uses, and that the suspension of enforcement continue until such time as Council has considered the requested amendments to the Temporary Use By-laws.