



City of Hamilton

PLANNING COMMITTEE ADDENDUM

Meeting #: 22-001
Date: January 11, 2022
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

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5. COMMUNICATIONS	
*5.1. Nancy Hurst, Environment Hamilton, respecting Amendments to the Sign By-law for Election Signs (Item 10.3) Recommendation: Be received.	3
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*5.3. Scott Beedie, Urban Solutions, respecting Exemption Request for 117 Forest Avenue and 175 Catherine Street South Recommendation: Be received.	6
*5.4. Doreen Stermann respecting Election Signs (Item 10.3) Recommendation: Be received.	8
6. DELEGATION REQUESTS	

- *6.2. Delegation Requests respecting 125-129 Robert Street (Item 7.2) (For today's meeting)
 - (a) John Ariens, IBI Group
 - (b) Philip Toms, Toms + McNally Design
- *6.3. Aamir Shahzad respecting Taxi Cab By-laws (For today's meeting)
- *6.4. Mehmood Khalid respecting Taxi By-laws (For today's meeting)
- *6.5. Iftikhar Ahmed respecting Taxi By-laws (For today's meeting)
- *6.6. Delegation Requests respecting Municipal Comprehensive Review / Official Plan Review (Item 10.1) (For today's meeting)
 - (a) Lynda Lukasik, Environment Hamilton
 - (b) Don McLean
- *6.7. Aasem Sayed respecting Taxi By-laws (For today's meeting)

9. PUBLIC HEARINGS / DELEGATIONS

- 9.2. Application for an Urban Hamilton Official Plan Amendment and Zoning By-law Amendment for Lands Located at 315 Robert Street and 223, 225 and 247 East Avenue North, Hamilton (PED22007) (Ward 3)
 - *9.2.b. Virtual Delegations:
 - (a) Bruce McLeod

12. NOTICES OF MOTION

- *12.1. Request for Minor Variances at 211 and 225 John Street South and 78 Young Street

From: Nancy Hurst

Sent: Monday, January 10, 2022 7:53 AM

To: Johnson, Brenda <Brenda.Johnson@hamilton.ca>; Ferguson, Lloyd <Lloyd.Ferguson@hamilton.ca>; Danko, John-Paul <John-Paul.Danko@hamilton.ca>; Wilson, Maureen <Maureen.Wilson@hamilton.ca>; Farr, Jason <Jason.Farr@hamilton.ca>; Partridge, Judi <Judi.Partridge@hamilton.ca>; Pearson, Maria <Maria.Pearson@hamilton.ca>; Kelsey, Lisa <Lisa.Kelsey@hamilton.ca>

Subject: Sign bylaw item 10.3, Jan 11, 2022

Dear Ms. Kelsey and members of the Planning Committee,
Ms. Kelsey, kindly add my letter to the Jan 11, 2022 agenda for item 10.3

I'm writing with respect to the proposed bylaw that would restrict the use of lawn signs whose purpose is to spread awareness about an "issue". I am urging you to reject the inclusion of such signs in the bylaw.

- People should be free to display their position on an issue on their front lawn, even the part of the lawn owned by the city.
- Your deliberations should not be conducted in a secret closed session.
- There should at the very least be public consultation around this.

Signs on front lawns are true indicators of public sentiment because, as occurred on the Stop Sprawl campaign, every sign that was placed in a lawn or farm layby was *requested* by the resident or farmer. We were aware of the bylaw against signs on public property and never placed them in such locations. If we were alerted to a sign placed in a public space we removed it. We had 1627 sign requests from the public and we distributed 1627 signs to their properties.

Signs such as these are one of the few ways citizens can catch the attention of Councillors in a meaningful and impactful way. Please don't muzzle the public by prohibiting their use.

Sincerely,
Nancy Hurst
Ancaster

From: Nancy Hurst
Sent: Monday, January 10, 2022 10:49 AM
To: Kelsey, Lisa <Lisa.Kelsey@hamilton.ca>
Subject: Jan 11 agenda item 10.1 - GRIDS2

Good morning Lisa,
Would you please attach the following letter to the Jan 11, 2022 agenda for item 10.1 GRIDS2?

Dear Planning committee members and Staff,

My thanks to staff for the massive amount of work that has obviously gone into amending policies and preparing the 19 appendices that make up this agenda item. This was undoubtedly a lot of work and I thank you.

I haven't had time to deep dive into the materials as others have so I will leave those details to them but I would like to comment that as an Ancaster resident I (and others in this ward share my thoughts) am in full support of all types of housing being approved for this ward. Ancaster does have an historic village core which should be preserved. Aside from that small area, Ancaster should be fully prepared to accept its fair share of density in the form of duplexes, tris, quads and small apartments. We must do our level best to build a variety of housing types in Ancaster, and across all neighbourhoods, that families can afford and seniors can downsize to. I am in full support of adding this range of housing types to my ward and I hope that zoning reform will address that. I also hope that policies will be put in place to guarantee that a certain percentage of housing that is built is deeply affordable, or social housing or coop housing.

Thank you for your time

Sincerely

Nancy Hurst, Ancaster



January 7, 2022

073-15

Via Email

Members of Planning Committee & Council
 c/o
 Lisa Kelsey (Chamberlain), Dipl.M.A.
 Legislative Coordinator

City of Hamilton
 Office of the City Clerk
 71 Main Street West, 1st Floor
 Hamilton, ON L8P 4Y5

Dear Members of Planning Committee & Council,

**RE: REQUEST FOR A MOTION – JANUARY 11, 2021 PLANNING COMMITTEE
 ZONING BY-LAW AMENDMENT APPLICATION – ZAC-17-008
 117 FOREST AVENUE & 175 CATHERINE STREET SOUTH, HAMILTON**

As you may recall, UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions), has been retained to act as the authorized planning consultant for Representative Holdings Inc., owner of the subject property. On October 14, 2020 the site-specific Zoning By-law 20-216 was passed by Council to recognize the existing 11-storey multiple dwelling and approve the concept plan for a 10-storey multi-residential development containing 78 residential dwelling units, 3-storey block townhouses containing 7 dwelling units with 7 corresponding garage parking spaces and 56 underground parking spaces located on the lands municipally known as 117 Forest Avenue & 175 Catherine Street South, Hamilton. On November 1, 2021 a Site Plan submission was made with a slightly altered concept which consisted of a 10-storey multi-residential development containing 73 residential dwelling units, 3-storey block townhouses containing 6 dwelling units with 6 corresponding garage parking spaces and 48 underground parking spaces to accommodate the multiple dwelling.

At this time, the owner proposes to increase the height of the proposed multiple dwelling to 14-storeys, adding 26 additional dwelling units. This also alters the proposed multiple dwelling parking ratio from 0.65 spaces per unit to 0.48 spaces per unit. These changes to the Concept are in response to Council's direction to intensify within the existing Urban Boundary. Hamilton City Council voted 13-3 in support of a "No Urban Boundary Expansion" scenario at the November 19, 2021 General Issues Committee. In doing so the residential intensification is to be accommodated for within the existing Urban Boundary. The revised concept plan with these changes can be found in Appendix A.

Subsection 45(1.3) of the Planning Act stipulates that no person shall apply for a minor variance from the provisions of the by-law in respect of the land before the second anniversary of the day on which the by-law was amended. In this case, the corresponding date would be October 14, 2020.

However, Subsection 45(1.4) grants exception to Subsection 45(1.3) if Council or the delegated authority has declared by resolution that such an application is permitted.

In order to pursue the development of the revised concept plan, an exemption from Subsection 45(1.3) of the *Planning Act* is required from Council. In keeping with Subsection 45(1.4) of the *Planning Act* on behalf of Representative Holdings Inc. we respectfully request council pas a motion allowing the owner to file a variance within 2-years of the passing of Zoning By-law 20-216 despite Subsection 45(1.3).

Regards,
UrbanSolutions



Matt Johnston, MCIP, RPP
Principal



Scott Beedie, BURPI
Planner

cc: Representative Holdings Inc.
Chairman John Paul Danko, Planning Committee
Councillor Jason Farr, Ward 2, City of Hamilton
Mr. Steve Robichaud, Chief Planner, City of Hamilton
Ms. Shannon McKie, Senior Project Manager, City of Hamilton
Mr. Sergio Manchia, UrbanSolutions Planning & Land Development Consultants Inc.

From: Doreen Stermann

Sent: Sunday, January 9, 2022 5:06 PM

To: Office of the Mayor <Officeofthe.Mayor@hamilton.ca>; Eisenberger, Fred <Fred.Eisenberger@hamilton.ca>; Wilson, Maureen <Maureen.Wilson@hamilton.ca>; Farr, Jason <Jason.Farr@hamilton.ca>; Danko, John-Paul <John-Paul.Danko@hamilton.ca>; Nann, Nrinder <Nrinder.Nann@hamilton.ca>; Johnson, Brenda <Brenda.Johnson@hamilton.ca>; Ferguson, Lloyd <Lloyd.Ferguson@hamilton.ca>; Merulla, Sam <Sam.Merulla@hamilton.ca>; Pauls, Esther <Esther.Pauls@hamilton.ca>; Partridge, Judi <Judi.Partridge@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Pearson, Maria <Maria.Pearson@hamilton.ca>; VanderBeek, Arlene <Arlene.VanderBeek@hamilton.ca>; Powers, Russ <Russ.Powers@hamilton.ca>; clerk@hamilton.ca; Whitehead, Terry <Terry.Whitehead@hamilton.ca>

Subject: Lawn sign policy

Hello council and Happy New Year,

My view on this lawn sign and election campaign sign bi-law:

- absolutely NO campaign signs on public property, not even hand held one's.
- NO to the restriction of campaign signs on PRIVATE property within ANY distance of a polling station. Who the heck knows where the polling stations are anyways until they get their voter card.
- don't even think of restricting my right to have a lawn sign on MY PROPERTY! Unless someone is violating the Charter of Rights and Freedoms and promoting hate and violence then I have the right to exercise my freedom of speech to install whatever lawn sign I want.
- your policy is vague...what are the criteria for this one person , the clerk to deem what is or is not allowed?
- that's a lot of power you're giving to one person
- why no public input?

2022 is here ...a new year to once again think a new and create a better city that is equitable and inclusive to all.

I truly wish you all good health, strength, wisdom, patience, love, peace and that you all embody loving kindness when you deliberate on the issues facing our city.

Stay well everyone!

Sincerely,
Doreen Stermann

125-129 Robert Street

Official Plan / Zoning By-law

Amendment

City of Hamilton Planning

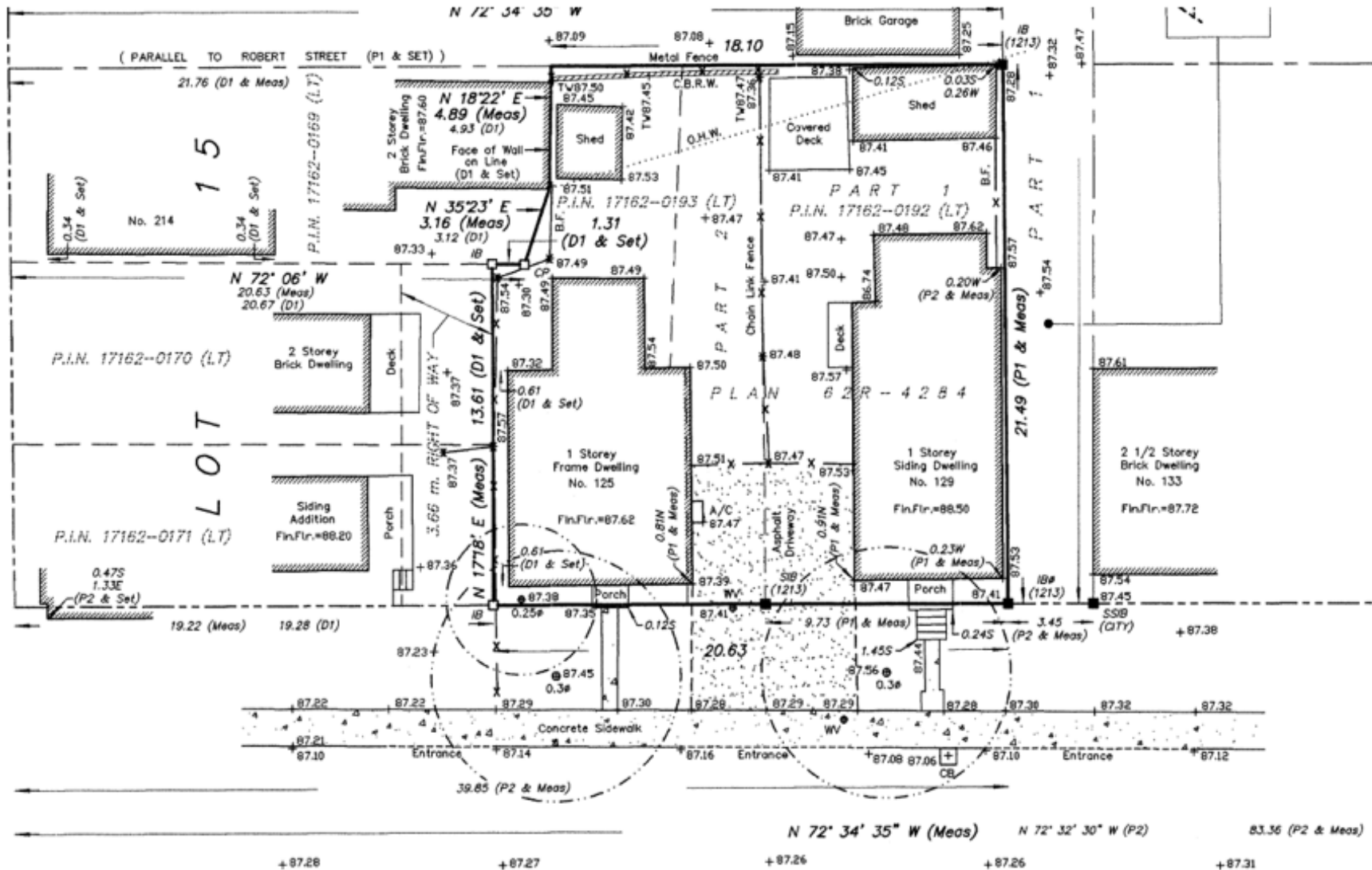
Committee



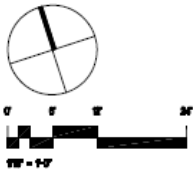
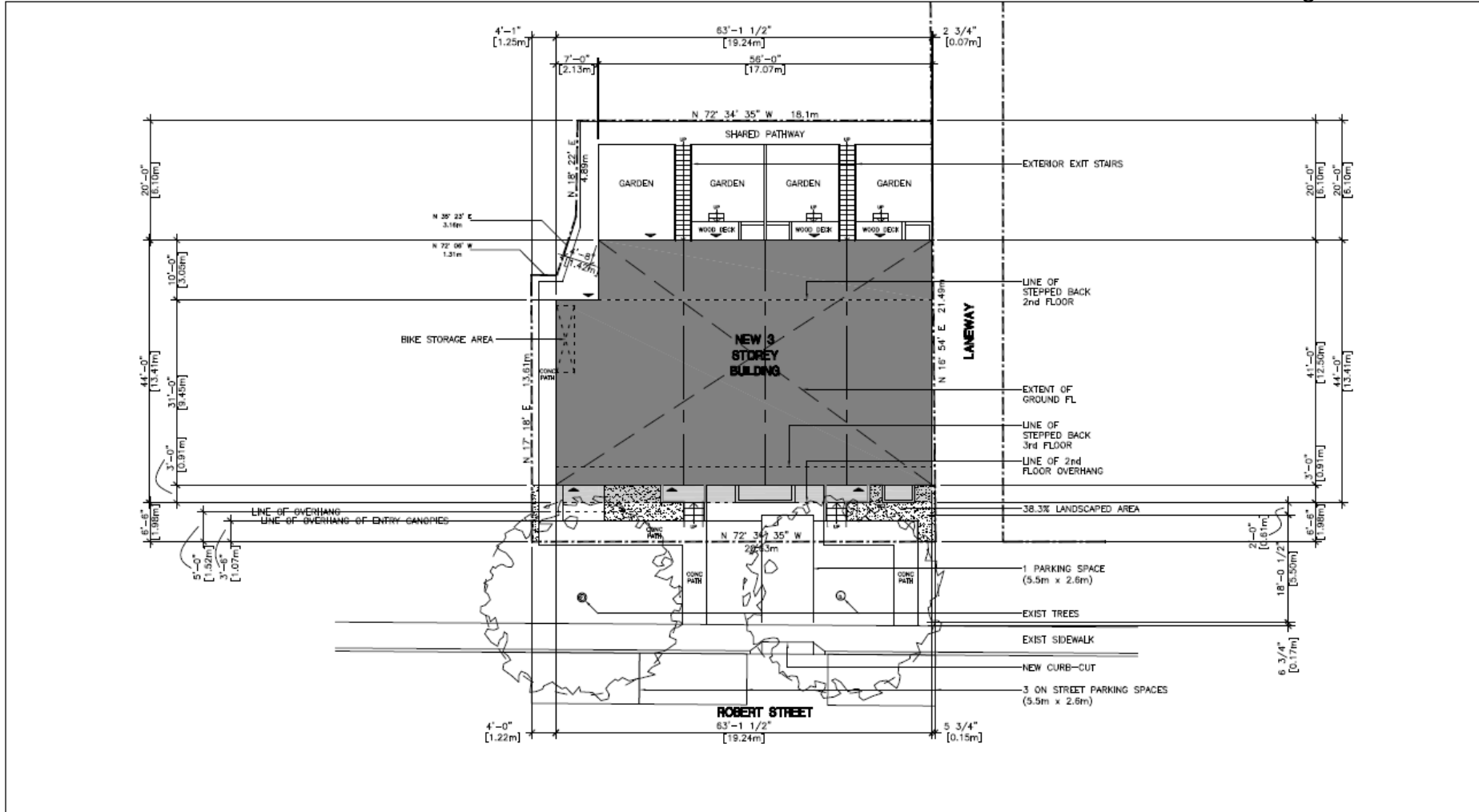
IBI Group
January 11, 2022



Existing Conditions



ROBERT STREET
Survey



SITE PLAN
18/07/13

A00

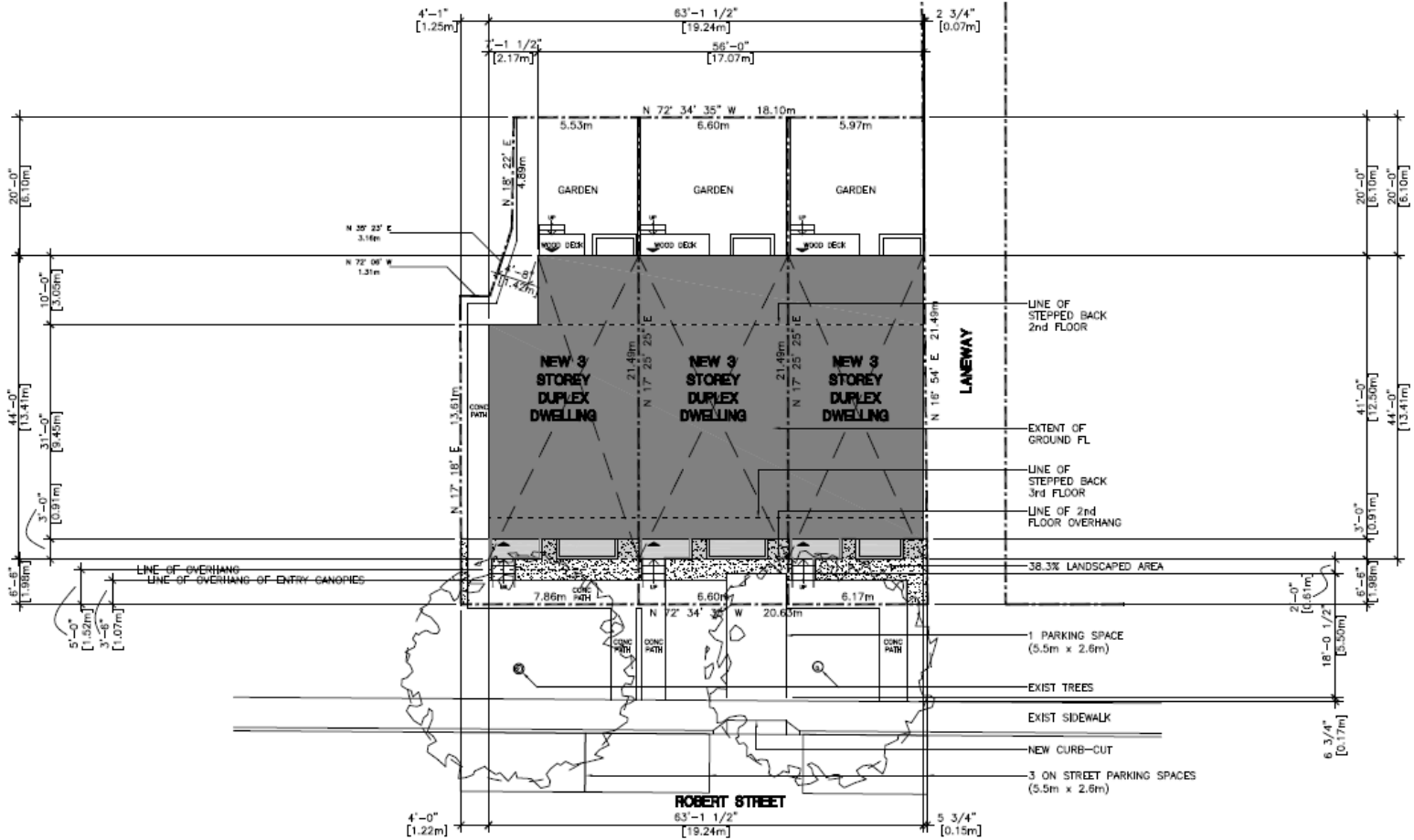
Robert Street Development
20-20 Robert Street, North, ON, L8L 9P7

TOMS + MCNALLY
DEVELOPER | ARCHITECTURE | LANDSCAPE | CONSTRUCTION

Original Site Plan



Original Elevation



SITE PLAN
20/10/28

A00

Robert Street Development
38-38 Robert Street, Hamilton, ON, L8L 3P7

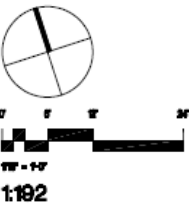
TOMS + MCNALLY
DRAWN / ARCHITECTURE / MASTER PLANNING / CONSTRUCTION

Revised Site Plan

125-129 Robert Street

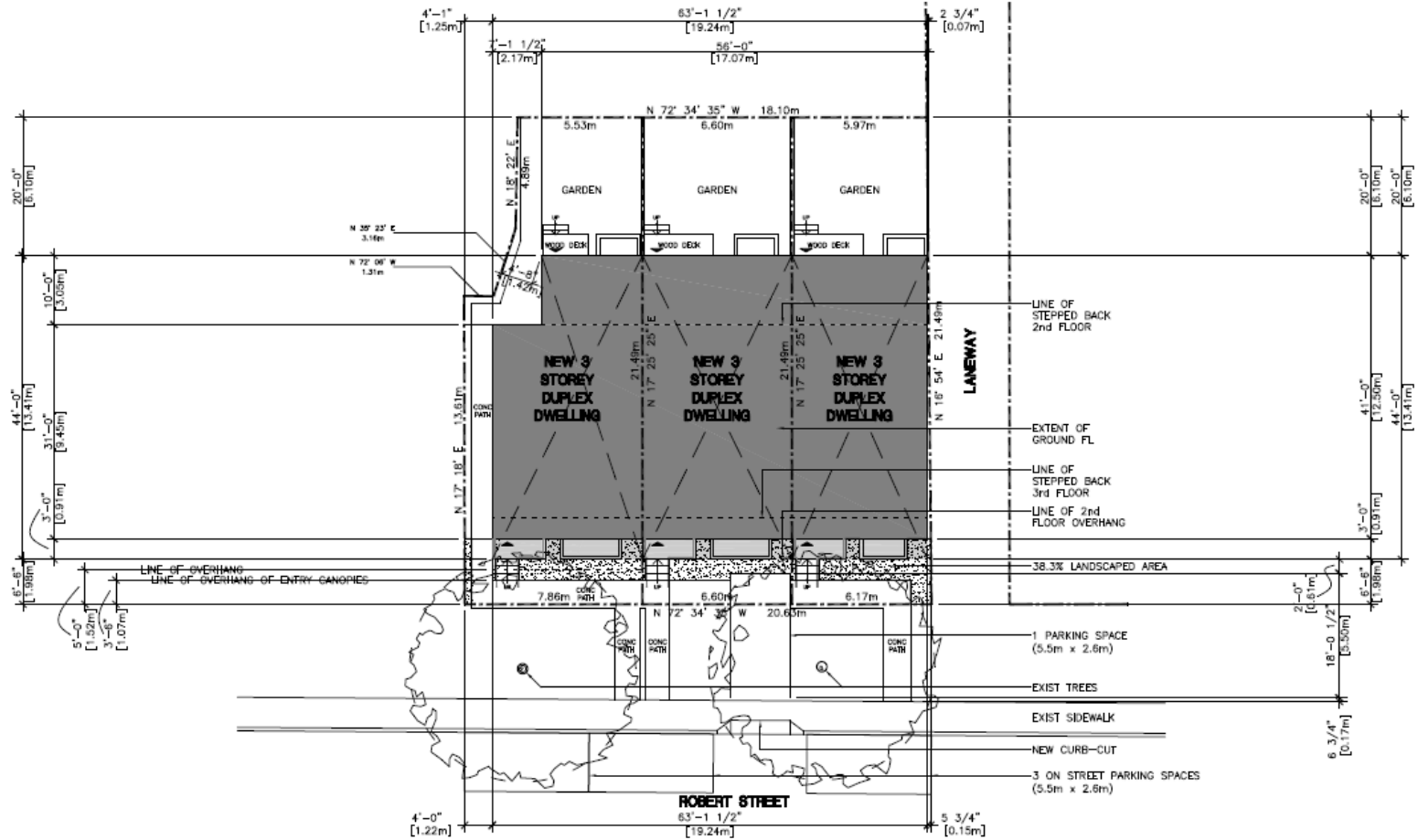
January 11,
2022

6



- Same mass / streetscape
- Same height
- Accommodates freehold ownership
- Same rental potential
- Same parking situation
- One less unit overall

Changes Requested



SITE PLAN
20/10/28

A00

Robert Street Development
38-38 Robert Street, Hamilton, ON, L8E 0Y7

TOMS + MCNALLY
DRAWN / ARCHITECTURE / MASTER / CONSTRUCTION

Revised Site Plan

125-129 Robert Street

January 11,
2022

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CITY OF HAMILTON

NOTICE OF MOTION

PLANNING COMMITTEE DATE: January 11, 2022

MOVED BY COUNCILLOR FARR.....

Request for Minor Variances at 211 and 225 John Street South and 78 Young Street

WHEREAS Bill 73, *Smart Growth for our Communities Act*, 2015 placed a moratorium for minor variance applications within 2 years of passing a site specific zoning by-law amendment;

WHEREAS the application as presented in Report PED21032 for lands located at 211 and 225 John Street South and 78 Young Street was approved by Council on February 24, 2021 and is within the 2 year moratorium;

WHEREAS Council may waive this moratorium on a site specific basis, to allow the applicant to make an application to the Committee of Adjustment;

WHEREAS the application as presented in Report PED21032 was approved to provide 462 underground parking spaces for the 27 and 14 storey mixed use development;

THEREFORE BE IT RESOLVED:

- (a) That Council of the City of Hamilton provide authorization to Slate Asset Management to apply for minor variances to a by-law for lands located at 211 and 225 John Street South and 78 Young Street in order to reduce the parking requirement, of a site specific by-law approved within the last 2 years; and,
- (b) That in reviewing the application for the Minor Variance, that staff be directed to consider the appropriateness of utilizing the City's cash-in-lieu of parking policy (which was recently modified to provide for a reduced cash-in-lieu rate and to allow for cash-in-lieu funds to be used to support micro-mobility initiatives) towards all or part of the requested parking reduction.