



# City of Hamilton

## PLANNING COMMITTEE ADDENDUM

**Meeting #:** 22-011  
**Date:** July 5, 2022  
**Time:** 9:30 a.m.  
**Location:** Council Chambers  
Hamilton City Hall  
71 Main Street West

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

---

Pages

### 9. PUBLIC HEARINGS / DELEGATIONS

9.1. Application for a Zoning By-law Amendment for Lands Located at 1540 Upper Wentworth Street, Hamilton (PED22149) (Ward 7)

\*a. Written Submissions:

- (i) Peter Jensen
- (ii) David Hood
- (iii) Richard and Janet Keating

3

9.3. Urban Hamilton Official Plan Amendment (UHOPA-21-019) and Zoning By-law Amendment (ZAC-21-041) Applications for the Lands Located at 510 Centennial Parkway North (PED22129) (Ward 5)

\*b. Registered Delegations:

- (i) Lynda Lukasik, Environment Hamilton (virtual)

9.4. Application for a Zoning By-law Amendment for Lands Located at 60 Caledon Avenue, Hamilton (PED22143) (Ward 8)

\*a. Written Submissions:

- (i) Rosalind Minaji

32

### 10. DISCUSSION ITEMS

10.2. Licensing Short-Term Rental (STR) Accommodations (PED17203(b))  
(City Wide)

- \*a. Written Submissions:
  - (i) Lynda Lukasik, Environment Hamilton

34

**14. PRIVATE AND CONFIDENTIAL**

- \*14.2. Appeal to the Ontario Land Tribunal (OLT) for Lack of Decision on Zoning By-law Amendment Application ZAC-20-043 and for Lack of Decision on Draft Plan of Subdivision Application (25T-202009) for Lands located at 262 McNeilly Road and 1036, 1038, 1054 and 1090 Barton Street, Stoney Creek (OLT-21-001725) (LS22023/PED22022(a)) (Ward 10)

Pursuant to Section 9.1, Sub-sections (e), (f) and (k) of the City's Procedural By-law 21-021, as amended; and, Section 239(2), Sub-sections (e), (f) and (k) of the *Ontario Municipal Act*, 2001, as amended, as the subject matter pertains to litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and, a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

**From:** Meredith Jensen

**Sent:** Monday, July 4, 2022 9:46 AM

**To:** Schneider, Melanie <[Melanie.Schneider@hamilton.ca](mailto:Melanie.Schneider@hamilton.ca)>; Pauls, Esther <[Esther.Pauls@hamilton.ca](mailto:Esther.Pauls@hamilton.ca)>

**Cc:** Izirein, Ohi <[Ohi.Izirein@hamilton.ca](mailto:Ohi.Izirein@hamilton.ca)>; Fabac, Anita <[Anita.Fabac@hamilton.ca](mailto:Anita.Fabac@hamilton.ca)>; Robichaud, Steve <[Steve.Robichaud@hamilton.ca](mailto:Steve.Robichaud@hamilton.ca)>; Fiorino, Michael <[Michael.Fiorino@hamilton.ca](mailto:Michael.Fiorino@hamilton.ca)>; Office of the Mayor <[Officeofthe.Mayor@hamilton.ca](mailto:Officeofthe.Mayor@hamilton.ca)>

**Subject:** Re: file ZAC-21-023 - 1540 Upper Wentworth Street

Good morning Ms. Schneider & Ms. Pauls,

We have had the opportunity to review the staff report shared last week by Mr. Fiorino and wish to share our thoughts specifically regarding the proposed reduction to the existing requirement of 1.25 parking spaces per unit (what should be a total of 158 parking spaces) to only 64 spaces (0.59 parking spaces per unit greater than 50 square metres & 0.29 parking spaces per unit of less than 50 sq metres.)

The transportation impact study would lead you to believe that only one unit in three owns an automobile, however walking through the current development shows you that a much greater percentage of units have vehicles in their driveway, and that almost all visitor parking is occupied fully. The possibility also exists that additional cars are parked in the garages of the units. The attached photographs of the complex at 1540 Upper Wentworth Street were taken on Sunday July 3rd at approximately 8:45am.

I would ask for confirmation that these photographs will be shared at the meeting tomorrow and members of the committee will have an opportunity to review them.

As I mentioned to Mr. Fiorino it seems incredulous that city staff would support a reduction of parking to less than 1 space for every 2 units simply because bus service is available, and naïve to believe that less than 1 in two units in the current development own an automobile and would require parking.

The photos I attached clearly show that the current residents of 1540 Upper Wentworth are using parking despite their easy access to public transit.

In light of the above I ask that the committee reconsider the proposed modifications to the E-2 bylaw concerning reduction of parking and maintain the requirements in the existing bylaw for number of parking spaces required per unit.

Sincerely,

Peter Jensen



























On Jul 22, 2021, at 11:49 AM, Schneider, Melanie <[Melanie.Schneider@hamilton.ca](mailto:Melanie.Schneider@hamilton.ca)> wrote:

Hi Meredith,

Thank you for your email below. Please be advised that your comments will be included and discussed in our staff report presented to the Planning Committee as part of the required public hearing. A date has yet to be scheduled for Planning Committee. When we do have a date, you will be notified and will receive a copy of the Staff report in advance.

Regarding your question about parking, the applicants are proposing an underground parking area for 51 vehicles and surface parking for 13 regular spaces and 3 barrier free spaces. We have a traffic impact study and parking study currently under review as part of the proposal and currently do not have a position on the reduced parking rate at this time. The staff report mentioned above will include your concerns and staff's position on the proposal.

Regards,

Melanie Schneider  
Planner II  
Planning and Economic Development

Planning, City of Hamilton  
(905) 546-2424 Ext.1224

NOTE: As of March 18, all City of Hamilton offices and facilities have been closed to the public with the exception of the First Floor, City Hall, to help prevent the possible spread of the Covid-19 virus.

Planning staff will continue to serve the community over the phone or by email. However, staff are working from home as a precautionary measure to protect both the public and staff and staff will endeavour to reply to your email as soon as possible.

Digital submissions and resubmissions are preferred. Alternatively you may make your submission by courier, mail or by drop off at the First Floor, City Hall.

Please be aware that information on the City's response to Covid-19 and the City of Hamilton Official Plan, Zoning By-laws and submission requirements can be found on the City's website at [www.hamilton.ca](http://www.hamilton.ca).

Thank you for your anticipated cooperation.

-----Original Message-----

From: Meredith Jensen

Sent: July 16, 2021 7:16 PM

To: Schneider, Melanie <[Melanie.Schneider@hamilton.ca](mailto:Melanie.Schneider@hamilton.ca)>

Cc: Pauls, Esther <[Esther.Pauls@hamilton.ca](mailto:Esther.Pauls@hamilton.ca)>

Subject: file ZAC-21-023

Dear Ms. Schneider,

I am writing in regards to the letter I received about a zoning by-law amendment (file ZAC-21-023). While I am a supporter of affordable housing in Hamilton, I am concerned because the plan we received doesn't specifically address parking. Would the new 126 unit dwelling include underground parking? According to the Hamilton Zoning by-law, it appears that one spot would be required per dwelling. The documents received show there are 11 parking spots plus two accessible parking spots as marked on the site plan. Can you please confirm that additional parking for tenants is available? Is there additional parking for visitors planned over and above the 13 parking spots shown on the site plan?

Parking in our neighbourhood is already at a premium. While I do not know if the cars parked on the street belong to residents or to their guests, I do know that Emperor Avenue is already full of parked cars on both sides of the road most of the day, making it difficult to drive along the road and hazardous to pedestrians. I am concerned that a further increase to the number of units without additional parking would cause traffic problems for the entire neighbourhood.

Sincerely,

Peter Jensen





























**From:** David Hood  
**Sent:** July 4, 2022 10:25 AM  
**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca)  
**Subject:** Written Submission to Planning Committee - File ZAC-21-023

City Clerk,

Reference ZAC-21-023  
 Zoning By-law Amendment Application for 1540 Upper Wentworth St.

I am responding to a letter that I received from the Legislative Coordinator of the Planning Committee asking for comments on this Application.

I am **NOT** supportive of this potential project and have many concerns:

**More Pedestrian Traffic:** adding to an already "Pedestrian Busy Area". This is due to proximity of 3 schools in the Neighbourhood with many kids and parents walking to them - St. Marguerite d'Youville Catholic School, Helen Detwiler Junior Elementary School and St. Jean de Brébeuf Catholic Secondary School. This survey also includes a large Park (Elmar Park) which is always in use by Pedestrians.

**More Automobile traffic:** There are also two other schools very close Ray Lewis Elementry School and Nora Francis Henderson Secondary School which add to the vehicle traffice. We already have many parents, teachers School Buses and service vehicles going to these five area schools. This is a large densely populated survey with many residents and automobiles.

**More Parking of Cars:** Most of the existing units have one Parking Space in their Driveway and most of the residents have more than one vehicle. The end result is a significant number of Parked Cars at/near the entrance to these units already. The proposal of a building with 126 units with parking for 61 (I believe that was the number). is **not** enough parking for this number of units.

**Surrounding Streets and Infrastructure:** This Building is on a School Route for **5 different schools**. We also have a Strip Plaza at the top of Upper Wentworth St. and Rymal that is really very busy with a number of stores including a Food Basics. We also have Wentworth Heights Retirement Residence and Long Term Care at the same intersection. Upper Wentworth is also a "feeder street" to the Lincoln Alexander Parkway and to Limeridge Mall. Believe me when I say the surrounding streets are very very busy.

**Property Value:** I do not have a Personal Objection to Non-Profit Housing, but if you look at this area you will notice that we have a number of "Non-Profit" Homes/Developments, and I really believe that this area has "**more than**" our share of this kind of development. Continuing to make Zoning Changes to accommodate more of this type of Housing in the same area is going to have a "Negative Impact" to the property value of all the homes in the area, but especially impactful to Emperor Ave which has the "Entrance Driveway" and "Overflow Parking" to this proposed facility. That is not fair to existing residents of this area who's needs also need to be considered in this decision.

Kiwanis was asked during the Virtual Meeting about "why build here" for this Development and their response was that is was cheaper because they already owned the property! I do not think that is a "Valid Reason/Response" to the area residents, who have lived here for many years and did not know they would have to live here with a new "High Rise Building" and the related issues that would come with that decision.

Thank You for this Opportunity to express the concerns of myself and many of the other residents that I have spoken to.

David Hood

**From:** Richard Keating  
**Sent:** July 4, 2022 11:22 AM  
**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca)  
**Subject:** 1540 upper wentworth

To whom it may concern,

My Family and I have lived at \*\*\* for 7 years now and like pretty much every resident in our neighbourhood are opposed to this proposed development of a high density building to be located at 1540 Upper Wentworth.

Over the past 7 years we have had multiple occasions of theft, mostly from cars being broken into we have had a stabbing and most recently a shooting on Emperor Ave not more than 100 feet from our house directed toward the existing complex. I hazard to guess there have been many more incidents that I am unaware of but should be public record which can be obtained from Hamilton Police.

There has, over the past several years been drug activity also associated with this address.

There are currently 3 high density town house complexes on the corners of Upper Wentworth and Emperor Ave. and now there is this proposal for an 8 story guiling to hold an additional 126 units. I feel the amount existing units along with these additional units is far to many to add to this residential area. An example for this is the idea that 63 parking spaces will be adequate for the 126 unit building. I had spoked with the current councillor for my ward about the current state of parking on Emperor Ave and she agreed that it has become a huge concern. There are several schools in the area with children walking along Emperor Ave daily. In the winter there are vehicles from 1540 Upper Wentworth that are on Emperor and the snow clearing Equipment can not properly access the Avenue to clear the snow. This creates a one lane road for a good part of the winter months and poses a serious safety issue for the pedestrians and children that walk this route everyday.

Another concern is for the well being and safety of the area residents. As stated above the crimes being committed in that particular area has increased over the past several years and to add a further 126 units into the mix will only lead to add even more issues regarding crime in the future. The current ownership, Kiwanis, seem unable or unwilling to help in that regard basically leading me to draw no other conclusion that these are "slum landlords" with no regard for their tenants and those in the neighbourhood safety.

Aesthetically a 8 story building in this residential neighbourhood does not conform to the current area. The only buildings in the area are on the corner of Rymal and Upper Wentworth which is a seniors long term care home and the same on the corner of Stone Church and Upper Wentworth. It is my understanding that Kiwanis has several properties in and round the Hamilton area that this kind of proposal would be better suited for such as on Rymal road east of Upper Wentworth where there more than adequate services. It would certainly fit into the current landscape much better than in this residential area.

Our ward has more low income housing than any other ward on Hamilton mountain. If we are trying to create a diverse model, perhaps it would be better served to put this project in another ward in order to equal out the various types of housing on the mountain. The residents in this Area have, for the most part, spent many years in their homes, spent a significant amount of money to upkeep their

properties. The property located at 1540 Upper Wentworth has certainly fallen behind in that regard. There is no reason to believe that any of this will change as history has shown Kiwanis lack of concern over any of the above points.

We have properties that will decrease in value with our taxes not. It does not equate

In summation I am strongly opposed to the proposal stated in file ZAC-21-023 and I hope that you take all of the residents concerns and not overburden our neighbourhood

Due to safety concerns related to the address in question I do not authorize the city to release my name , address, or contact information regarding this matter. If you have any further questions and/ or concerns the city my email me directly

Regards

Richard and Janet Keating

**From:** Rosalind Minaji  
**Sent:** Thursday, June 30, 2022 9:16 AM  
**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca)  
**Cc:** Ward 8 Office <[ward8@hamilton.ca](mailto:ward8@hamilton.ca)>; Van Rooi, James <[James.VanRooi@hamilton.ca](mailto:James.VanRooi@hamilton.ca)>; Robichaud, Steve <[Steve.Robichaud@hamilton.ca](mailto:Steve.Robichaud@hamilton.ca)>  
**Subject:** 60 Caledon Avenue: GSP Group Application - Public Meeting Comments July 5, 2022 - File ZAC-21-025

To: City of Hamilton Planning Committee:

I am a resident of Athens Street - directly abutting the north side of the proposed redevelopment of 60 Caledon Avenue. I am writing to express my support of the proposed redevelopment. I have reviewed the staff report by Mr. Van Rooi and I agree with his recommendation to approve the OPA and rezoning. The proposed affordable rental housing - especially larger townhouse units with multiple bedrooms - is sorely needed in our community. In addition, the redevelopment provides an important opportunity to intensify land within the existing urban boundary. The applicants have worked with the community and Councillor Danko to address our concerns and modify the original proposal to improve its compatibility with the surrounding neighbourhood. We are especially appreciative of the publicly accessible open space being proposed. To ensure public access to this portion of the property in perpetuity - would it be possible for the City and the owner to register a Public Access Agreement on Title?

I am also attaching a copy of my comments to the Planning Department dated June 24, 2021 as they do not appear in the staff report Appendix E.

Sincerely,  
Rosalind Minaji

----- Forwarded message -----

**From:** Rosalind Minaji  
**Date:** Thu, 24 Jun 2021 at 19:59  
**Subject:** Redevelopment of Mountain Secondary School  
**To:** <[James.VanRooi@hamilton.ca](mailto:James.VanRooi@hamilton.ca)>  
**Cc:** <[ward8@hamilton.ca](mailto:ward8@hamilton.ca)>

To: Mr. James Van Rooi, Planner, City of Hamilton

My name is Rosalind Minaji and I live at \*\*\*, backing onto the north side of the Mountain Secondary School site. I would like to express my support for the redevelopment concept set out by Caledon Community Collective. This is an ideal site for intensification - close to transit, shopping and other community facilities such as the Terryberry library. The City needs more affordable housing so that people of all income brackets can find places to live. The City also needs to intensify within the Urban Boundary so that rural agricultural, and natural areas can be protected.

**Things I appreciate about the draft concept:**

- The open space preserved in the centre of the property which can continue to be accessed by the neighbourhood. This is a huge advantage, as access to municipal parks involves crossing either Mohawk Road to reach Richwill Park, or crossing Upper James Street and Mohawk Road to reach Norwood Park.



- The 3 storey townhouse blocks adjacent to Caledon Avenue and Tyrone Drive as these provide a better interface with the existing single detached and townhouse homes on these streets than a taller apartment building would.
- The orientation of the larger 8 storey apartment buildings so that the narrow ends are facing the abutting rear yards (like mine in the north and the yards to the west of the site)
- The terracing of Building D back from Caledon Avenue
- The terracing of the north side of Building C to three and six storeys, which will help mitigate the impact of the height on our property.
- The fact that there are two rows of parking and a driveway between our back yard and Building C. Going from an open field to an 8 storey building behind us is a big change, and we are thankful that efforts have been made to mitigate the impacts.

**Comments about the draft concept:**

- There is a lot of surface parking proposed. Can more landscape islands be added to the parking lots? Adding trees to the parking areas will provide shade, reduce the heat island effect and also improve the view for those living in the apartments.
- Can some enclosed parking be added to the ground floors of the two apartment buildings - thereby increasing the amount of open space provided in the centre of the property?
- Could the landscaping strip between the parking area and our back fence be enhanced with cedar trees? Could a solid board fence be constructed to mitigate headlight glare from the parking area? We are also interested in preserving the Manitoba Maples on our property line (currently fenced for tree protection).

Thank you very much for the opportunity to comment and ask questions.

Sincerely,  
Rosalind Minaji  
Hamilton, ON

cc Councillor John-Paul Danko



July 4<sup>th</sup>, 2022

**RE: Item 10.2 - Licensing Short Term Rental (STR) Accommodations**

Dear Members of the Planning Committee,

Please accept this written submission as Environment Hamilton's comments regarding the proposed licensing of Short Term Rental (STR) Accommodations in the City of Hamilton listed as Item 10.2 on the July 5<sup>th</sup> Planning Committee agenda. We strongly support this proposal to license STRs and the detailed staff recommendations set out in the report - and urge the city to utilize all available measures to ensure that STRs do not compromise the rental housing stock in the city. We appreciate that staff have recognized the essential need to protect rental housing stock in the city and, further, that there is a need to ensure that all housing is safe and healthy.

We also urge the city to develop and implement a rigorous approach to enforcing any STR policy – including proactive by-law enforcement measures to ensure that STRs are not compromising the availability of rental housing stock in our community. Proactive enforcement is justifiable in this situation as a measure to counteract the growing challenges we are facing in Hamilton where the commodification of our housing stock is concerned.

Environment Hamilton is a proud member of the Just Recovery Hamilton coalition (see [justrecoveryhamilton.ca](http://justrecoveryhamilton.ca)). The coalition continues to work collectively to raise awareness and advocate for positive action where urgent issues like the housing crisis are concerned. On the housing crisis, the coalition is advocating to ensure that everyone in our city is able to access safe, healthy and affordable housing. Any municipal policy measures that contribute to this goal are measures that we support. Housing is a fundamental human right. Further, in a climate emergency, it is essential to also ensure that everyone has safe, healthy housing that enables people to cope in extreme heat, cold, and everything in between.

Yours truly,

A handwritten signature in black ink that reads "L. M. Lukasik".

Lynda M. Lukasik, PhD  
Executive Director

Environment Hamilton  
51 Stuart Street  
Hamilton, ON L8L 1B5