



City of Hamilton PLANNING COMMITTEE ADDENDUM

Meeting #: 21-005
Date: April 6, 2021
Time: 9:30 a.m.
Location: Due to the COVID-19 and the Closure of City Hall

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

6.1. Delegation Requests regarding Hamilton Municipal Heritage Committee Report 21-002 (Item 7.2) - Former St. Giles Church (Item #3) (For today's meeting)

*6.1.a. Pre-recorded delegations:
(i) Jacqueline Stagen (and Petition)

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*6.2. Michael Collins-Williams, West End Homebuilders Association respecting Item 10.3 (For today's meeting)

10. DISCUSSION ITEMS

10.3. Temporary Amendments to the Cash-In-Lieu of Parking Policy for the Downtown Secondary Plan Area (PED21028) (Ward 2)

*10.3.a. Added Written Submissions:
(i) West End Homebuilders' Association

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Recipient: Hamilton City Councillors and Mayor Eisenberger

Letter: Greetings,

Save St. Giles Church Hamilton

"St. Giles Church is in imminent danger of demolition!

We want the original 1912 portion of the church

designated as a heritage building as it should have been

in 2018. At that time, the heritage committee

recommended designation as the building met 8 of the 9

criteria for designation when only 1 is needed under the

Ontario Heritage Act. This beautiful building has

significant architectural, cultural, and historical

importance to Hamilton and must be protected."

Signatures

Name	Location	Date
Jacqueline Stagen	Canada	2021-03-28
Devyn Thomson	Thornhill, Canada	2021-03-29
Brad Fraser	Hamilton, Ontario, Canada	2021-03-29
Michael Bertrand	Richmond, Canada	2021-03-29
Agostino Rosati	Hamilton, Ont., Canada	2021-03-29
Susan Gillett	Hamilton, Ontario, Canada	2021-03-29
Ellen Healey	Caledonia, Canada	2021-03-29
Michele Ryan	Nashville, Tennessee, US	2021-03-29
Bob Jodway	Hamilton, Canada	2021-03-29
Marc Skulnick	Hamilton, Canada	2021-03-29
billy gentile	Hamilton, Canada	2021-03-29
Lauren Smith	Dundas, Ontario, Canada	2021-03-29
Mutual Stables	Toronto, Canada	2021-03-29
Eric Hansen	Hamilton, Canada	2021-03-29
Celeste Licorish	Hamilton, Ontario, Canada	2021-03-29
neil gowan	Hagersville, Canada	2021-03-29
Ken Scheffler	Hamilton, Ontario, Canada	2021-03-29
Susan Marr	Stoney Creek, Canada	2021-03-29
Rob Middleton	Stoney Creek, Ontario, Canada	2021-03-29
Brenda Rundle	Toronto, Ontario, Canada	2021-03-29

Name	Location	Date
Margaret Winters	Hamilton, Ontario, Ontario, Canada	2021-03-29
Brynna Colvin	Port Moody, British Columbia, Canada	2021-03-29
Marie Sharp	Toronto, Ontario, Canada	2021-03-29
Jake Scott	Toronto, Canada	2021-03-29
Karlie Stewart	Stoney Creek, Ontario, Canada	2021-03-29
Mary-Jane McKitterick	Hamilton, Ontario, Canada	2021-03-29
julie dwyer-young	burlington, Canada	2021-03-29
Tony Pacheco	Hamilton, Canada	2021-03-29
Pam Pocius	Hamilton, Ontario, Canada	2021-03-29
Karen Davy	Toronto, Canada	2021-03-29
Michele Carr	Toronto, Ontario, Canada	2021-03-29
Jeremy Parsons	Scarborough, Ontario, Canada	2021-03-29
Patrick Timmer	Montréal, Quebec, Canada	2021-03-29
Elizabeth A Mazurski	Hamilton, Canada	2021-03-29
martyn Kendrick	Hamilton, Ontario, Canada	2021-03-29
Maggie Scrimgeour	Hamilton, Canada	2021-03-29
Sandra Kowales	Hamilton, Ontario, Canada	2021-03-29
Stan Kruchka	Hamilton, Ontario, Canada	2021-03-29
Janice Brown	Hamilton, Canada	2021-03-29
June Law	Delhi, Ontario, Canada	2021-03-29
Sarah Hatt	Hamilton, Ontario, Canada	2021-03-29
Hugh Caughey	Hamilton, Canada	2021-03-29

Name	Location	Date
Caitlin Ferrone	Hamilton, Ontario, Canada	2021-03-29
Sarah Pierson	Hamilton, Canada	2021-03-29
Melanie Bonkowski	Hamilton, British Columbia, Canada	2021-03-29
Erin Lindeboom	Kingston, Ontario, Canada	2021-03-29
phoebe taylor	hamilton, Ontario, Canada	2021-03-29
Nancy Gowland	Stoney Creek, Ontario, Canada	2021-03-29
Marco Ferrone	Hamilton, Ontario, Canada	2021-03-29
David Quackenbush	Hamilton, Ontario, Canada	2021-03-29
Bobbi-Anne Alexander	Hamilton, Ontario, Canada	2021-03-29
Julian Thomas	Hamilton, Ontario, Canada	2021-03-29
Lisa burke	Winona, Canada	2021-03-29
Karen Wojcik	St. John's, Canada	2021-03-29
Max Templeton	Pittsburgh, US	2021-03-29
stephen Wright	Hamilton, Canada	2021-03-29
T Graham	Hamilton, Ontario, Canada	2021-03-29
Ronda Balsor	Burlington, Ontario, Canada	2021-03-29
Kourtney Madeley	Hamilton, Ontario, Canada	2021-03-29
Linda Wojcik	Hamilton, Ontario, Canada	2021-03-29
Linda Miocinovich	Hamilton, Ontario, Canada	2021-03-29
Kenneth Keddy	Hamilton, Ontario, Canada	2021-03-29
Reginald Cramp	Hamilton, Ontario, Canada	2021-03-29
Richard Balsor	Saint Thomas, Ontario, Canada	2021-03-29

Name	Location	Date
Mary Molnar	Ancaster, Ontario, Canada	2021-03-29
Angela Templeton	Dundas, Ontario, Canada	2021-03-29
Verna Jonasson	Hamilton, Ontario, Canada	2021-03-29
Amit Bhardwaj	Oakville, Ontario, Canada	2021-03-29
Jessie Golem	Hamilton, Canada	2021-03-29
Lesley Peacock	Hamilton, Canada	2021-03-29
Janis Topp	Hamilton, Ontario, Canada	2021-03-29
Deborah Morrison	Hamilton, ON, Ontario, Canada	2021-03-29
Mary Weir	Hamilton, Ontario, Canada	2021-03-29
Connie Chudyk	Hamilton, Ontario, Canada	2021-03-29
Marilyn Ritcey	Hamilton, Canada	2021-03-29
Cheryl Osborne	Hamilton, Ontario, Canada	2021-03-29
Laureen Germain	Hamilton, Ontario, Canada	2021-03-29
Sharon Lee	Ancaster, Canada	2021-03-29
Jean Marie Shwaluk	Hamilton, Cape Verde	2021-03-29
Krista Broomfield	Paris, Quebec, Canada	2021-03-30
Nigel Thomas	Ottawa, Ontario, Canada	2021-03-30
Matthew Sinfield	Hamilton, Ontario, Canada	2021-03-30
Scott Wilson	Hamilton, Ontario, Canada	2021-03-30
Nigel Thomas	Hamilton, Ontario, Canada	2021-03-30
claudia p	Ottawa, Canada	2021-03-30
Aisling Crowder	Hamilton, Ontario, Canada	2021-03-30

Name	Location	Date
Anushya Elmer	Hamilton, Ontario, Canada	2021-03-30
Braden Baarda	Norwich, Ontario, Canada	2021-03-30
Mike MacDonald	St. Catharines, Canada	2021-03-30
Mackenzie Coombs	Toronto, Ontario, Canada	2021-03-30
Kareena Ajith	Ottawa, Ontario, Canada	2021-03-30
Carson Simon	Hamilton, Canada	2021-03-30
Loretta Byrne	Hamilton, Ontario, Canada	2021-03-30
Alison Kyle	Hamilton, Ontario, Canada	2021-03-30
Virginia Sperl	Brentwood Bay, British Columbia, Canada	2021-03-30
Sherry Taylor	Hamilton, Ontario, Canada	2021-03-30
Faith McRae	Hamilton, Canada	2021-03-30
Simpell Simpell	Brantford, Canada	2021-03-30
marissa barzo	Ottawa, Canada	2021-03-30
Olivia Perreault	Ottawa, Canada	2021-03-30
Sophie Montague	Toronto, Canada	2021-03-30
Jeannine Demers	Hamilton, Canada	2021-03-30
Pat Fenton	Hamilton, Canada	2021-03-30
Debbie Nudds	Hamilton, Canada	2021-03-30
Muriel Malcolmson	Burlington, Ontario, Canada	2021-03-30
Nancy Simmons	Hamilton, Ontario, Canada	2021-03-30
William Elliott	Smithville, Ontario, Canada	2021-03-30

Name	Location	Date
Jonathan Hill	Ancaster, Ontario, Canada	2021-03-30
Sharon Brennan	Hamilton, Canada	2021-03-30
Ray Carroll	Toronto, Canada	2021-03-30
Duane Shoflay	Thornhill, Canada	2021-03-30
Cathy Ward	Dundas, Ontario, Canada	2021-03-30
jane wallace	brantford, Canada	2021-03-30
Brian Pogson	Hamilton, Ontario, Canada	2021-03-30
Philip Lee	Stoney Creek, Canada	2021-03-30
Rosemary MacLean	Smithville, Ontario, Canada	2021-03-30
Eryn Reader	Hamilton, Canada	2021-03-30
Rick Makins	Hamilton, Ontario, Canada	2021-03-30
Lynda Eddy	Hamilton, Ontario, Canada	2021-03-30
Leander Felix	Toronto, Canada	2021-03-30
Lucy Biason	Hamilton, Canada	2021-03-30
Mercy Brakatu	Toronto, Canada	2021-03-30
Susan Lee	Hamilton, Canada	2021-03-30
Maria Boric	Canada	2021-03-30
Wayne Tashiro	Hamilton, Ontario, Canada	2021-03-30
Kathy Cozens	Hamilton, Ontario, Canada	2021-03-30
Robert Zeidler	Hamilton, Ontario, Canada	2021-03-30
Janis Cheung	Vancouver, Canada	2021-03-30
Louise Fournier	Canada	2021-03-30

Name	Location	Date
caleigh hand	Ottawa, Canada	2021-03-30
Janice Jackson	Hamilton, Ontario, Canada	2021-03-30
Grace Proudfoot	Hamilton, Ontario, Canada	2021-03-30
Eno Acheampong	Toronto, Canada	2021-03-30
Ayesha Moore	Toronto, Canada	2021-03-30
Debra Reeves	Hamilton, Canada	2021-03-30
Logan Widmeyer	Hamilton, Ontario, Canada	2021-03-30
Alana Kreuzer	Hamilton, Ontario, Canada	2021-03-30
Chris Lipka	Hamilton, Quebec, Canada	2021-03-30
Dianne Campbell	Hamilton, Ontario, Canada	2021-03-30
Alice Hill	Waterford, Ontario, Canada	2021-03-30
Isabelle Askey	Hamilton, Ontario, Canada	2021-03-30
Derek Askey	Hamilton, Ontario, Canada	2021-03-30
Heather MacLellan	Hamilton, Ontario, Canada	2021-03-30
Thomas Willoughby	Portland, US	2021-03-31
Armita Zarvand	Newmarket, Canada	2021-03-31
Tam Stan	Aurora, US	2021-03-31
Avian Taylor	Hamilton, Ontario, Canada	2021-03-31
Leslie Nininahazwe	Toronto, Canada	2021-03-31
Jacqueline Nolan	London, Canada	2021-03-31
Barbara Ferrone	Oakville, Ontario, Canada	2021-03-31
Dan Ferrone	Oakville, Ontario, Canada	2021-03-31

Name	Location	Date
Debbie Kislinsky	Toronto, Ontario, Canada	2021-03-31
Danielle Ferrone	Toronto, Ontario, Canada	2021-03-31
Erica Clarke	Hamilton, Canada	2021-03-31
Christopher C	Toronto, Ontario, Canada	2021-03-31
Chris Pannell	Hamilton, Ontario, Ontario, Canada	2021-03-31
Kathryn Kennelly	Caledonia, Ontario, Canada	2021-03-31
John Bonfada	Toronto, Ontario, Canada	2021-03-31
Irene Galea	Ottawa, Canada	2021-03-31
Steven Ko	Taipei, Taiwan	2021-03-31
Jacob Drung	West Montrose, Canada	2021-03-31
Stacey Clark	London, Canada	2021-03-31
Deborah Thomson	Waterdown, Ontario, Canada	2021-03-31
Connor Campbell	Toronto, Canada	2021-03-31
Brooke Thomson	Burlington, Canada	2021-03-31
Trent Spiwak	Toronto, Ontario, Canada	2021-03-31
Evan Pach	Thornhill, Canada	2021-03-31
Chris Ritsma	Hamilton, Canada	2021-03-31
Irene Garcia	Hamilton, Ontario, Canada	2021-03-31
Collin Chow	Toronto, Ontario, Canada	2021-03-31
Lindsay Parsons	Toronto, Ontario, Canada	2021-03-31
Diana Agostinelli	Brampton, Canada	2021-03-31
Karen Napper	Simcoe, Canada	2021-03-31

Name	Location	Date
Mike Gottschalk	Toronto, Ontario, Canada	2021-03-31
Tom Buckland	Toronto, Canada	2021-03-31
Raluca Popescu	Burlington, Ontario, Canada	2021-03-31
Sherri Salvisburg	St. Catharines, Ontario, Canada	2021-03-31
Carolyn Cutt	Hamilton, Canada	2021-03-31
Frank Roselli	Toronto, Ontario, Canada	2021-03-31
Emma Doedens	Toronto, Ontario, Canada	2021-03-31
Jessica Fisher	Ottawa, Ontario, Canada	2021-03-31
Melissa Arruda	Toronto, Ontario, Canada	2021-03-31
Maryam Hatam	Toronto, Ontario, Canada	2021-03-31
Robert Kinsey	Hamilton, Canada	2021-03-31
Colleen Wicken	Hamilton, Ontario, Canada	2021-03-31
jeannie karlsen	hamilton, Canada	2021-03-31
Jason Perdue	Toronto, Ontario, Canada	2021-03-31
Aneta Fleming	Niagara Falls, Ontario, Canada	2021-03-31
Howard Gord	Alliston, Canada	2021-03-31
Paul Costley	Hamilton, Canada	2021-03-31
Julianna Persaud	Vaughan, Canada	2021-03-31
Laura Sweeney	Alberta, Canada	2021-03-31
Donna Smith	Toronto, Ontario, Canada	2021-03-31
Linette Jackman	Toronto, Ontario, Canada	2021-03-31
Idan Erez	Hamilton, Ontario, Canada	2021-03-31

Name	Location	Date
Courtney Meagher	Toronto, Ontario, Canada	2021-03-31
Mikaela Gallinger	Ottawa, Canada	2021-03-31
Steph Clapham	Milton, Ontario, Canada	2021-03-31
Gary Gray	Hamilton, Canada	2021-03-31
Casandra Owen	Hamilton, Ontario, Canada	2021-03-31
Stefanie Campoli	Hamilton, Ontario, Canada	2021-03-31
Darren Crouse	Dundas, Ontario, Canada	2021-03-31
Eden Barkley	Hamilton, Ontario, Canada	2021-03-31
Leslie Urquhart	Hamilton, Canada	2021-03-31
Christina Minicucci	Toronto, Ontario, Canada	2021-03-31
Ally Hughes	Hamilton, Ontario, Canada	2021-03-31
Melissa Rego	Hamilton, Ontario, Canada	2021-03-31
Kylie Olmsted	Flesherton, Ontario, Canada	2021-03-31
Christopher Tom	Pleasantville, US	2021-03-31
Skyler DeGraff	Goshen, US	2021-03-31
Rebecca Hanneson	Ariss, Canada	2021-03-31
Scott Hamilton	San Jose, US	2021-03-31
Jcy Cinema	Brampton, Canada	2021-03-31
julia grandoni	Toronto, Ontario, Canada	2021-03-31
Scott Robinson	Cedar Springs, US	2021-03-31
Lyna Yin	Kitchener, Canada	2021-03-31
Al Levandoski	Dahlonga, US	2021-03-31

Name	Location	Date
Soleil Johnstone	Princeton, Canada	2021-03-31
Maxii Blair	Phoenix, Arizona, US	2021-03-31
Jennifer Ganther	Joshua Tree, US	2021-03-31
Karen Fox	London, Ontario, Canada	2021-03-31
Katie Robinson	Burlington, Ontario, Canada	2021-03-31
Dave Hammel	Milton, Ontario, Canada	2021-03-31
Brian Minielly	Owen Sound, Canada	2021-03-31
Grace Spiro	Hamilton, Ontario, Canada	2021-03-31
Dawn Scales	Hamilton, Canada	2021-03-31
Noorul Mahmooth	Toronto, Canada	2021-03-31
Chris VanBendegem	Woodbridge, Ontario, Canada	2021-03-31
Antonius Ashali	Toronto, Ontario, Canada	2021-03-31
Jeannie Hrycenko	Hamilton, Canada	2021-03-31
Nancy MacMaster	Stoney Creek, Ontario, Canada	2021-03-31
Grace Barkley	Richmond, Ontario, Canada	2021-03-31
Cassandra C	Hamilton, Ontario, Canada	2021-03-31
Caitlin Walsh	Hamilton, Ontario, Canada	2021-03-31
Virgil Elliott	Toronto, Canada	2021-03-31
Cooper Balbis	Nelson, Canada	2021-03-31
Alex Krucker	Guelph, Ontario, Canada	2021-03-31
Barbara Dickson	Dundas, Canada	2021-03-31
keshia krucker	Toronto, Ontario, Canada	2021-03-31

Name	Location	Date
Stefan Scione	Ancaster, Ontario, Canada	2021-03-31
meaghan Mallory	Hamilton, Canada	2021-03-31
Elizabeth Eeuwes	Hamilton, Ontario, Canada	2021-03-31
Sheri Arsenault	Hamilton, Canada	2021-03-31
Rosalyn Martel	Toronto, Ontario, Canada	2021-03-31
Chris O'Hoski	Hamilton, Ontario, Canada	2021-03-31
Katie Depestel	Langton ON, Alberta, Canada	2021-03-31
Lonna Labelle	Toronto, Ontario, Canada	2021-03-31
Leslie Clarke	Mattawa, Ontario, Ontario, Canada	2021-03-31
Adam Wynne	Toronto, Canada	2021-03-31
Jim Talmage	Burlington, Canada	2021-03-31
tabatha pontones	ottawa, Canada	2021-03-31
Glenn Seddon	Hamilton, Ontario, Canada	2021-03-31
Anna Eselevich	Calgary, Alberta, Canada	2021-03-31
Natasja Bischoff	Hamilton, Ontario, Canada	2021-03-31
Jodi Gallo	Hamilton, Canada	2021-03-31
Sandie Conray	Brampton, Ontario, Canada	2021-03-31
Jenny Eeuwes	Brampton, Ontario, Canada	2021-03-31
Marie OHoski	Stoney Creek, Ontario, Canada	2021-03-31
Natasha Ho	Central District, Hong Kong	2021-03-31
Carmen-Juliet Urech	Hamilton, Ontario, Canada	2021-03-31
Kaley Prowd	Owen Sound, Canada	2021-03-31

Name	Location	Date
Ana Casado	Toronto, Ontario, Canada	2021-03-31
April K	London, Ontario, Canada	2021-03-31
Lee Lee Jakob	Grimsby, Ontario, Canada	2021-03-31
Marjean Szura	Brampton, Ontario, Canada	2021-03-31
Jb Zagdanski	Hamilton, Ontario, Canada	2021-04-01
Irene Turpie	Dundas, Ontario, Canada	2021-04-01
Diane Brokenshire	Hamilton, Ontario, Canada	2021-04-01
Marion Demone	Golden, British Columbia, Canada	2021-04-01
Jonna Lampard	Jamestown, New York, US	2021-04-01
Kim Butterworth	Hamilton, Ontario, Canada	2021-04-01
Laurie Goyette	Hamilton, Canada	2021-04-01
Virginia Gillham	Guelph, Canada	2021-04-01
Kathryn Rowles	Toronto, Ontario, Canada	2021-04-01
Mercedes Fisher	Hamilton, Canada	2021-04-01
Raman chahal	Hamilton, Ontario, Canada	2021-04-01
Karen Patchett	Milton, Canada	2021-04-01
Anna Pyz	Hamilton, Canada	2021-04-01
Michael Ruggiere	East Meadow, US	2021-04-01
Debra Galvin	Hamilton, Canada	2021-04-01
McKenzie Hval	Portland, US	2021-04-01
Elizabeth Avetissian	Oakville, Ontario, Canada	2021-04-01
Amanda Gregoroff	Waterford, Ontario, Canada	2021-04-01

Name	Location	Date
CHARLES THOMAS	Hamilton, Canada	2021-04-01
Mike Mackenzie	Toronto, Canada	2021-04-01
Becky Allard	Montpelier, US	2021-04-01
Anna Laidler	East Stroudsburg, US	2021-04-01
Megan Hobson	Dundas, Canada	2021-04-01
Mark Malley	Bowmanville, Canada	2021-04-01
Peter Duncombe	Port Colborne, Canada	2021-04-01
ceasar piroli	Toronto, Canada	2021-04-01
Ken Joslin	Hamilton, Ontario, Canada	2021-04-01
Joel Geleynse	Hamilton, Ontario, Canada	2021-04-01
Clare Lowe	Gabriola, Canada	2021-04-01
Donna Sigouin	Calgary, Canada	2021-04-01
Twyla Fiddler	Regina, Canada	2021-04-01
K Kenn	Binbrook, Ontario, Canada	2021-04-01
Roderick Purdy	Windsor, Canada	2021-04-01
Thalia Negrete	Elkhart, Indiana, US	2021-04-01
Isaac Silva	Oshawa, Ontario, Canada	2021-04-01
harold kelley	hamilton, Canada	2021-04-01
Ed Maguire	Loring, Canada	2021-04-01
Janice Doggett	Hamilton, Ontario, Canada	2021-04-01
Denny Gooch	Delta, Canada	2021-04-01
Rachel Oliveira	Toronto, Canada	2021-04-01

Name	Location	Date
Taryn O'Hoski	Hamilton, Canada	2021-04-01
Amanda Hill	Oshawa, Canada	2021-04-01
shahin aseman	Victoria, Canada	2021-04-01
Jeral Anderson-Pearce	Toronto, Canada	2021-04-01
Krista Anderson	Pipestone, Canada	2021-04-01
Aj Kerr	Simcoe, Ontario, Canada	2021-04-01
Stephanie Kudom	Brampton, Canada	2021-04-01
Aly Koa	Ottawa, Canada	2021-04-01

April 1, 2021

Hamilton City Hall
71 Main Street West
Hamilton, ON L8P 4Y5

Chair and Members of the Planning Committee:

RE: Temporary Amendments to the Cash-In-Lieu of Parking Policy for the Downtown Secondary Plan Area (PED21028) (Ward 2)

The West End Home Builders' Association (WE HBA) is the voice of the land development, new housing and professional renovation industries in Hamilton and Halton Region. The WE HBA represents nearly 300 member companies made up of all disciplines involved in land development and residential construction, including: builders, developers, professional renovators, trade contractors, consultants, and suppliers. The residential construction industry employed over 27,300 people, paying \$1.7 billion in wages, and contributed over \$3.0 billion in investment value within the Hamilton Census Metropolitan Area in 2019.

Our industry is constantly facing challenges that affect our ability to build the necessary supply of new housing to meet growing demand for a variety of housing options in Hamilton. In February, WE HBA wrote to the Mayor supporting the recommendations in the report of the *Mayor's Task Force on Economic Recovery*. WE HBA had a direct role on the *Mayor's Task Force on Economic Recovery*, where WE HBA 1st Vice President Terri Johns worked collaboratively to provide our recommendations within a multi-sector approach to guide Hamilton's recovery.

The WE HBA would like to draw to the attention of Planning Committee members, the high cost of free parking. Parking should not be considered a public good, in fact it has many negative and costly externalities, especially in a city attempting to increase intensification during a declared climate emergency and in the midst of a housing affordability crisis. The City of Hamilton currently requires developers to provide a minimum number of parking spaces per residential unit built – a significant cost that gets passed onto homebuyers (or renters). In denser areas, creating an above ground parking structure costs about \$30,000 per space, whereas underground parking costs even more, at approximately \$60,000 per space depending on the water table and soil conditions.

Demand for parking is shifting as a result of societal changes and other factors. Requiring minimum parking standards makes no sense for developments near transit, in a society that utilizes "car sharing" apps, or for a city seeking to reduce GHG emissions. The *Mayor's Task Force Report* notes a short-term opportunity for, "cash-in-lieu of parking requirements – to create temporary City policy for 2-3 years that allows for a development in certain areas to have reduced parking requirements in exchange for cash-in-lieu of parking." The *Mayor's Task Force Report* further recommends taking action for, "staff and council to explore changes to parking requirements through the task force as an opportunity for economic recovery and stimulus."



The WE HBA strongly supports this initiative to modify the City's existing Cash-In-Lieu of Parking (CILP) Policy to provide for a temporary, reduced cash-in-lieu of parking fee within the Downtown Secondary Plan (DTSP) Area for a temporary period. The WE HBA believes that there are further opportunities moving forward to explore reductions to parking minimums and/or cash-in-lieu policies to improve housing affordability, encourage construction of transit-oriented communities, more efficiently use valuable land for uses other than surface parking, reduce GHG emissions in the City of Hamilton, and to reflect declining automobile ownership.

The WE HBA would like to highlight that other cities are taking action on this issue. Recently, the City of Edmonton eliminated minimum parking requirements, multiple American cities have reduced or eliminated parking requirements, and the City of Toronto tabled a report on January 5, 2021 to its Planning and Housing Committee to review and consider reductions of their minimum parking requirements. The previous provincial government under Premier Kathleen Wynne had begun initial steps through their Climate Change Action Plan through which the provincial government was aiming to eliminate parking requirements from municipal zoning bylaws. Simply put, minimum parking requirements are an antiquated planning standard for a modern 21st century city.

The WE HBA looks forward to working with the City of Hamilton to improve the public policy framework to deliver new housing supply in complete communities with reduced parking requirements. A collaborative approach between the construction sector and government is essential to delivering needed housing supply, spurring economic growth, and creating good jobs in our city. We look forward to working with the City of Hamilton to modify the City's existing Cash-In-Lieu of Parking Policy to provide for a temporary, reduced cash-in-lieu of parking fee within the Downtown Secondary Plan (DTSP) Area for a temporary period.

Sincerely,

Michael Collins-Williams, MCIP, RPP
Chief Executive Officer
West End Home Builders' Association

Terri Johns, MCIP, RPP
First Vice President
West End Home Builders' Association

- c. Jason Farr – City of Hamilton – Councillor Ward 2
- c. Jason Thorne – City of Hamilton - GM Planning & Economic Development

