



City of Hamilton

CITY COUNCIL ADDENDUM

23-010

Wednesday, May 24, 2023, 9:30 A.M.

Council Chambers

Hamilton City Hall

71 Main Street West

5. COMMUNICATIONS

- *5.15 Correspondence from Michelle Diplock, Manager of Planning and Government Relations, West End Home Builders' Association in support of increasing uptake of Secondary Dwelling Units.

Recommendation: Be received and referred to the consideration of Item 6 of Planning Committee Report 23-008.

6. COMMITTEE REPORTS

*6.10 STAFF REPORTS

- *a. Addition to Encampment Protocol (HSC20038(g)) (City Wide)

8. NOTICES OF MOTIONS

- *8.1 Keith Neighbourhood Health Equity Initiative (Ward 3)

11. PRIVATE AND CONFIDENTIAL

*11.2 Privileged Solicitor-Client Regulatory Update (LS21012(d)) (City Wide)

Pursuant to Section 9.3, 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.

12. BY-LAWS AND CONFIRMING BY-LAW

*12.13 096

To Amend Zoning By-law No. 05-200 Respecting Lands Located at 81 Chatham Street, Hamilton

ZAC-23-007

Ward: 1

West End Home Builders' Association
1112 Rymal Road East, Hamilton
Serving members in Hamilton and Halton Region

May 23, 2023

To: Councillor Maureen Wilson, and Members of Council
City of Hamilton
71 Main Street West, Hamilton, ON

WE HBA Letter of Support: Increasing Uptake of Secondary Dwelling Units

The West End Home Builders Association (WE HBA) has been pleased to participate in the City of Hamilton's consultations on Secondary Dwelling Units (SDU) over the past several years. Our organization has provided strategic advice to both City Council and City Staff throughout the initial development of Hamilton's SDU policies, and as modifications have been made to facilitate greater uptake. WE HBA is broadly supportive of initiatives to increase uptake of SDU construction in Hamilton, as part of the City's response to our local housing shortage. As such, we are supportive of the City developing ways to enhance and expedite the permitting process for small-scale gentle intensification projects.

We would like to offer the City our assistance in facilitating connections among prospective SDU-D owners and residents and relevant experts in the design and construction community. Our organization represents approximately 300 local member companies, including builders and renovators in the residential construction industry. We are well positioned to support the City in this initiative as a partner that brings research, experience, and expertise to the table.

WE HBA appreciates the work the City of Hamilton has already done to enhance project feasibility for small scale intensification projects, especially for secondary and tertiary dwellings. This includes allowing these housing forms through zoning by-laws, waiving or reducing development fees, and now investigating opportunities to increase uptake through streamlined permitting processes. As the City moves forward with this, we would like to highlight the opportunity presented by enhancing uptake of additional units within an existing structure, in addition to the construction of new secondary detached units. Furthermore, an area for future consideration is the impact Development Charges and Parkland Dedication fees can have on the overall feasibility of small-scale projects when an owner chooses to add a fourth unit. Currently, the City does not apply development charges for adding a second or third unit to a property. Although adding a fourth unit is expressly permitted in certain areas of the City, development charges levied on the fourth unit result in a significant increase in costs, adversely impacting the feasibility of adding that fourth unit.

Sincerely,



Michelle Diplock, RPP, MPI
Manager of Planning and Government Relations
West End Home Builders' Association



INFORMATION REPORT

TO:	Mayor and Members City Council
COMMITTEE DATE:	May 24, 2023
SUBJECT/REPORT NO:	Addition to Encampment Protocol (HSC20038(g)) (City Wide)
WARD(S) AFFECTED:	City Wide
PREPARED BY:	Michelle Baird (905) 546-2424 Ext 4038
SUBMITTED BY:	Michelle Baird Director, Housing Services Division Healthy and Safe Communities Department
SIGNATURE:	<i>Michelle Baird</i>

COUNCIL DIRECTION

At General Issues Committee on May 17, 2023, the following direction was provided: That prior to May 24, 2023 Council meeting staff incorporate - a process to inform residents of nearby compliant sites in the case of any enforcement measures (voluntary compliance notices, etc.), ensuring no residents are facing enforcement measures without being made aware of sanctioned and permitted sites where they can go.

INFORMATION

Currently there is no encampment protocol in place. The protocol proposed through Report HSC20038(f)/ PED21188(c) was not approved. This means that currently there is no sanctioned encampment site or compliant encampment sites. Complaints are brought to the attention of Housing Services Division for follow up as an initial step. In the event an encampment protocol is approved and implemented in the City of Hamilton, a variety of channels will be used to ensure residents are aware of compliant sites. An inventory of compliant sites and/or sanctioned sites will be developed and maintained through Parks Division.

1. Through direct communication with clients. Housing Focused Street Outreach workers continue to be the first point of contact for residents in encampments. If a client is in a non-compliant site at the time of an interaction, the Housing

OUR Vision: To be the best place to raise a child and age successfully.

OUR Mission: To provide high quality cost conscious public services that contribute to a healthy, safe and prosperous community, in a sustainable manner.

OUR Culture: Collective Ownership, Steadfast Integrity, Courageous Change, Sensational Service, Engaged Empowered Employees.

Focused Street Outreach worker will notify of the location of nearby compliant sites.

2. Printed material shared with service providers and residents. A list of compliant sites will be available in printed format and shared with service providers as well as Housing Focused Street Outreach workers who provide service to clients in encampments. This same material will be made available in digital format via the City of Hamilton website.
3. In the event sanctioned sites are approved, the location of such sites will be noted at the sanctioned site and on the City's website. This information will be shared with service providers.
4. A list of compliant and/or sanctioned sites will be attached at the time a Voluntary Compliance Notice (VCN) is provided to a resident.
5. All information noted above will be known and available to Municipal Law Enforcement Officers as well as Hamilton Police Services. In the event of enforcement activities, both agencies will have access to the information to share with residents as needed.

Successful Housing of Encampment Residents

The primary goal of Housing Focused Street Outreach workers continues to be finding housing solutions for residents currently unsheltered. From May 1, 2022 to April 30, 2023 a total of 34 individuals engaging with Housing Focused Street Outreach workers were successfully housed. This is out of a total of 303 individuals engaged. Securing appropriate affordable housing for individuals experiencing homelessness continues to be a challenge and often housing alone is not sufficient. In many cases individuals experiencing chronic homelessness require supports to ensure successful housing is maintained.

ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN

Healthy and Safe Communities

Hamilton is a safe and supportive City where people are active, healthy, and have a high quality of life.

Built Environment and Infrastructure

Hamilton is supported by state-of-the-art infrastructure, transportation options, buildings and public spaces that create a dynamic City.

APPENDICES AND SCHEDULES ATTACHED

Not Applicable

CITY OF HAMILTON

NOTICE OF MOTION

City Council: May 24, 2023

MOVED BY COUNCILLOR N. NANN.....

Keith Neighbourhood Health Equity Initiative (Ward 3)

WHEREAS, recent demolition in the Keith Neighbourhood has driven vermin from industrial to residential areas;

WHEREAS, the Keith Neighbourhood has been experiencing a drastic rise in Norway rats, which are rodents notorious for evading prevention efforts that Public Health recommends;

WHEREAS, Hamilton Public Health has no active pest control program, nor a neighbourhood-wide pest control program;

WHEREAS, Hamilton Public Health has attended the neighbourhood to investigate the issue and confirmed that the infestation is not due to property standards issues, that could be more easily fixed;

WHEREAS, the risk to public health and the potential for transmission of communicable disease, as well as the erosion of dignity, quality of life and general wellbeing is being negatively impacted as this infestation continues;

WHEREAS, Inner City Outreach Ministry, which is a registered charity that operates out of the Eva Rothwell Centre, is undertaking a neighbourhood-wide project that empowers residents to exterminate the rat infestation in the neighbourhood; and

WHEREAS, residents across the Keith neighbourhood are leading the way for alleyway clean ups and caring for one another to ensure rats are not simply displaced from one home to another.

THEREFORE, BE IT RESOLVED:

- (a) That a grant be provided to the Inner City Outreach Ministry to ensure adequate funding for the eradication and neighbourhood clean up efforts, to be funded from the Ward 3 Bell Tower Funds Non-Property Tax Revenue Account [3301609603] at an upset limit, including contingency, not to exceed \$25,000; and
- (b) That the Mayor and City Clerk be authorized and directed to execute any required agreement(s) and ancillary documents, with such terms and conditions in a form satisfactory to the City Solicitor.

Authority: Item 2, Planning Committee
Report 23-008 (PED23103)
CM: May 24, 2023
Ward: 1

Bill No. 096

CITY OF HAMILTON

BY-LAW NO. 23-

To Amend Zoning By-law No. 05-200 Respecting Lands Located at 81 Chatham Street, Hamilton

WHEREAS Council approved Item 2 of Report 23-008 of the Planning Committee, at its meeting held on May 16, 2023; and,

AND WHEREAS the Council of the City of Hamilton, in adopting Item of Report 23 - of the Planning Committee, at its meeting held on the day of May 16, 2023, recommended that Zoning By-law No. 05-200, be amended as hereinafter provided;

AND this By-law conforms with the Urban Hamilton Official Plan;

NOW THEREFORE the Council of the City of Hamilton enacts as follows:

1. That Map 950 of Schedule "A" – Zoning Maps is amended by changing the zoning from the Low Density Residential – Small Lot (R1a) Zone to a Low Density Residential – Small Lot (R1a, 845) Zone the extent and boundaries of which are more particularly shown on Schedule "A" attached to this By-law.
2. That Schedule "C" – Special Exceptions is amended by adding the following new Special Exception:

"845. Within the lands zoned Low Density Residential – Small Lot (R1a) Zone, identified on Map 950 of Schedule "A" – Zoning and described as 81 Chatham Street, the following special provisions shall apply:

- a) In addition to Section 3: Definitions, as it relates to the definitions of "Landscaped Area" and "Landscaping" and notwithstanding Section 5.2 a) i), the following regulations shall apply:
 - i) A required landscape strip may contain a retaining wall with a maximum height of 0.6 metres along the easterly side yard;
 - ii) A required landscape strip may contain a concrete pad and associated fencing for the purposes of waste storage for a

maximum length of 4.6 metres along the easterly side yard;
and,

- iii) No landscape strip shall be required for a maximum length 5.9 metres along the easterly side yard.
 - b) Notwithstanding Section 5.2 i) and 5.5 the following special provisions shall apply:
 - i) The minimum aisle width for parking spaces with a 90° angle shall be 5.49 metres.
 - ii) Section 5.5 shall not apply.
 - c) Notwithstanding Section 5.2 e) i) a), all parking spaces and driveways shall be provided and maintained with permeable pavers.
 - d) In addition to Section 15.2.1, a Multiple Dwelling with a maximum of six dwelling units, subject to the requirements of Section 15.2.2.1, shall also be permitted.
 - e) Notwithstanding Section 15.2.2.1 c), the following regulation shall apply:
 - i) Minimum Setback from the Front Lot Line 1.3 metres
3. That no building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the Low Density Residential – Small Lot (R1a, 845) Zone, provisions subject to the special requirements referred to in Section No. 2 of this By-law.
4. That the Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this By-law, in accordance with the *Planning Act*.

PASSED this 24th day of May, 2023

A. Horwath
Mayor

A. Holland
City Clerk



This is Schedule "A" to By-law No. 23- Passed the day of, 2023	----- Mayor ----- Clerk
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<h2 style="margin: 0;">Schedule "A"</h2> <p style="margin: 5px 0;">Map forming Part of By-law No. 23-_____</p> <p style="margin: 5px 0;">to Amend By-law No. 05-200 Map 950</p>	<p>Subject Property 81 Chatham Street, Hamilton</p> <p> Change in zoning from the Low Density Residential - Small lot (R1a) Zone to a site specific Low Density Residential - Small Lot (R1a, 845) Zone</p>
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Scale: N.T.S	File Name/Number: ZAC-23-007	
Date: April 17, 2023	Planner/Technician: JA/VS	
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		