



## City of Hamilton PLANNING COMMITTEE ADDENDUM

**Meeting #:** 23-012  
**Date:** August 15, 2023  
**Time:** 9:30 a.m.  
**Location:** Council Chambers (Planning)  
Hamilton City Hall  
71 Main Street West

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

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Pages

### 6. DELEGATION REQUESTS

- \*6.1 Amy Schaeffer respecting Heritage Permit for 174 Mill Street North (Item 11.5) (For today's meeting) (virtual)
- \*6.2 Matt Johnston, UrbanSolutions, respecting 382 Southcote Road (Item 11.1) (For today's meeting)
- \*6.3 Delegations respecting Residential Parking Standards Review (Item 11.2) (For today's meeting)
  - (i) Ian Borsuk, Environment Hamilton
  - (ii) James Boutilier

### 10. PUBLIC HEARINGS

- 10.1 Applications for an Official Plan Amendment and Zoning By-law Amendment for Lands Located at 95, 99, 103 and 105 Highway 8, Stoney Creek (PED23173) (Ward 5)

- \*a. Added Written Submissions
  - (i) Lois Vesentin
  - (ii) Candace Reynolds
  - (iii) Luigia Vesentin
  - (iv) Brenda Smith

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10.3 Application for a Zoning By-law Amendment for Lands Located at 631 and 639 Rymal Road West, Hamilton (PED23162) (Ward 14)

- \*b. Added Written Submissions
  - (iii) Connie Caisse
  - (iv) Sarah Baldwin
  - (v) Alicia Simpson

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## 11. DISCUSSION ITEMS

11.2 Residential Parking Standards Review and Update (City Wide) (PED23156)

- \*a. Added Written Submissions
  - (i) Michelle Diplock and Anthony Salemi, West End Home Builders' Association

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## 15. PRIVATE AND CONFIDENTIAL

- \*15.4 Ontario Land Tribunal Appeals of the Commercial and Mixed Use Zones (UHOPA No. 69 and By-law No. 17-240) (LS18008(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), Subsections (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: Lois Vesentin  
Sent: August 11, 2023 9:34 AM  
To: [clerk@hamilton.ca](mailto:clerk@hamilton.ca)  
Subject: Old town secondary plan at 95, 99, 103 hwy8 Stoney creek

I totally oppose the plan of a 12 story structure being erected on highway #8. It would totally increase traffic congestion at the intersection not to mention the view of the mountain. The city has found it necessary to erect a senior crossing here and a 12 floor building would increase the safety of not only seniors but all pedestrians. The construction will disrupt the rats and as seen in past will spread through the neighbourhood. I along with others believe that an 8 floor structure will be less disruptive to our lives and definitely help to ease the pain of losing the loss of our beautiful view. Please take this suggestion under your consideration, as I feel if in your neighbourhood would have similar feelings and thoughts. Thank you. Resident \*\*\*  
Highridge Ave. Hamilton

From: Candy Reynolds  
Sent: August 11, 2023 9:33 AM  
To: [clerk@hamilton.ca](mailto:clerk@hamilton.ca)  
Subject: Old Town Secondary Plan at 95,99,193,105,Hey. 8, Stoney Creek

I am writing in response to the above-noted plan of 2-12 storey condos to be built on an already congested #8 Hwy. It is too close to a residential area including myself. The traffic is barely tolerable now. Also this is very unsafe for pedestrians. We have a building beside it with many disabled seniors as well.

I am in complete disagreement in part to 12 stories and am totally opposed to this. It is ridiculously high and unnecessary and it only profits the builder.

I want to look out my window and see the sky not 2-12 storey buildings obstructing our precious view.

This area is already overcrowded and I am vehemently opposed to this plan!!!

Candace Reynolds

From: Luigia Vesentin  
Sent: August 11, 2023 12:19 PM  
To: [clerk@hamilton.ca](mailto:clerk@hamilton.ca)  
Subject: Plan 95, 99, 103 highway 8 Stoney creek,

I oppose the erection of 12 story building at this location only to make investors more money who have absolutely no concern to what is actually happening in our city now. What about the homeless and those who have no alternative but to set up tents, do you think they are building condos for them NO. Twelve stories too many maybe 7 or 8. Not to mention the devastation it will create with traffic, cars and pedestrians, and the pollution. Now where will they park? Side streets, which are now very crowded with cars utilizing any empty spaces, this will only create dangerous situations when leaving our driveways hindering our ability to spot oncoming traffic. Dangerous to residents especially for children and the elderly. Not practical in this already crowded area.

**From:**

**Sent:** August 11, 2023 1:47 PM

**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca)

**Cc:** Francis, Matt <Matt.Francis@hamilton.ca>

**Subject:** Proposed Plan Amendment and Zoning Amendment at 98 99 103 105 Hwy 8, Stoney Creek

I appreciate your consideration of my of my opinion for the development of land on highway 8 at the above locations.

As a resident at \*\*\* Highridge Ave for almost 45 years, I strongly am opposed to any building above 6 storeys bordering our neighbourhood along Highway 8. My concerns are for the definite increase in traffic congestion as well as the air quality deterioration caused this traffic increase and by such high structures. The taller the building, the more carbon it will emit, therefore increasing our "carbon footprint". This is especially true of these proposed buildings so close together. The poorer air quality will lead to many additional problems.

I now can enjoy the view of the escarpment and the beauty of changing seasons, from my property. Two twelve storey buildings will destroy this view and forever change the streetscape . Backyard privacy will be nonexistent more than ever.

I sincerely hope to see no more than 6 storeys on these lots.

Thank-you,  
Brenda Smith

**From:** Connie Caisse  
**Sent:** August 11, 2023 2:10 PM  
**To:** clerk@hamilton.ca  
**Cc:** Connie Caisse  
**Subject:** File ZAC-22-028 Public meeting for 631 and 639 Rymal Road West Hamilton

I am unable to attend the public meeting on August 15th but would like to provide my objections/comments for purposes of appeal at a later date.

I am objecting to the re-zoning application to change the subject property to allow for the building of a 12 storey multiple dwelling with 165 units for the following reasons:

1) the density of the proposed building and its impact on the road access to Rymal Road for those of us who only have Upper Paradise or Davinci Blvd to access Rymal Road. During September to June (school year) the volume of traffic on Rymal and Upper Paradise is already beyond capacity with bumper to bumper traffic during school drop-off and pickup times. There have already been several fatalities on Upper Paradise as a result of this traffic congestion as people use the middle turning lane to speed up the street. This new building with over 200 cars will add an additional burden on our access to Rymal and the already unacceptable traffic congestion.

2) the size of the building at 12 stories - is out of character for our neighbourhood. We have no multi-dwelling units in our subdivision. The size of the proposed building is far too large for the small property it will be built on. The proposed building is unacceptable high density for a small area and will result in over development of the site.

3) The height of the building at 12 stories will have an adverse impact on my specific residence by reason of a loss of privacy in my backyard

4) The addition of several hundred new residents will also have a negative impact on residential amenities such as Carpenter Park which is already highly used and the on-street parking. Currently, I have witnessed several arguments over use of the basketball court and picnic tables as Carpenter park is small and well used by the area residents. Additional concern with 165 units and only 200 parking spots will be the on-street parking that will occur since there will be no other options for the residents who have two cars. We already have double parking issues on Upper Paradise and particularly, Davinci Blvd which is dangerous and difficult to navigate.

Thank you for considering my objections and I would like to be notified of any decisions of the City of Hamilton.

Regards,  
Connie Caisse

From: Sarah Baldwin  
Sent: August 13, 2023 3:39 PM  
To: clerk@hamilton.ca  
Subject: Property 631/639 Rymal Road West

To whom it may concern:

I am sending this email to say my family's input about the proposed apartment building on the above address.

My family of 5 have lived at \*\*\* Hawkswood Trail for the last 3 years. We love our location as it's convenient being close to a big city but feels like it's not that busy being on the west side of Rymal road. That's why we chose this area of Hamilton.

Well we are all in agreement that hamilton needs more affordable housing we feel strongly that this is NOT at all a good location. The busyness it will add is not fair to all the current residents that already live in this neighbourhood. That corner of upper paradise and rymal could not handle the extra traffic that would come from it. (Parking spots for 198 cars!) I hope you can consider a location that isn't already so busy instead of this corner.

Thank you.

Sarah Baldwin



**From:** Alicia Simpson  
**Sent:** August 14, 2023 9:26 AM  
**To:** clerk@hamilton.ca  
**Subject:** 631 & 639 Rymal Question.

Hi,

As a resident of that area I have a question. I used to take both the 44 and 34 bus to school and later work. The one bus line only runs every hour. I found it very difficult to get around while living in this area until I got my own car. So my question is with there being just over the amount of parking spots per unit because I assume there will be visitor parking and most couples/families with two adults that are working have two cars; where will the additional cars be parked? Upper Paradise between Falconridge and Kittyhawk is already congested with the residents that park in front of their homes which only allow one car to go one way down the road at a time. And Rymal is not suitable for cars to be parked along. Most of the streets in the carpenter neighbourhood are already full with cars parked on the road as many houses have more than one car. I would like to know the plan for where all these additional cars are going to go?

Thanks,

Alicia Simpson

## West End Home Builders' Association

1112 Rymal Road East, Hamilton

*Serving members in Hamilton and Halton Region*

August 14, 2023

To: Mayor Horwath and Members of Hamilton City Council  
71 Main Street W  
Hamilton, ON

## WE HBA Submission: Parking Standards Review and Update (City Wide)

Amidst the ongoing housing crisis, the feasibility, practicality, and effectiveness of City policy and by-laws must be a top priority. Striking a balance between these objectives and delivering more housing for Hamilton's growing population must be paramount. City Council has made it a priority to increase the tax productivity of land through intensification and new development. As such, WE HBA is looking forward to engaging with the City of Hamilton on their Parking Standards Review and Update. We encourage City Council to be bold when engaging in parking reform, and thoroughly consider the full elimination of mandatory parking minimums City Wide.

Hamilton has been working towards a shift to more sustainable travel options and encouraging denser, transit-oriented development forms. Recent research and trends have shown that parking minimums have been and continue to be used to promote automobile dependency and make driving the easiest mode of choice.<sup>1</sup> Cities across North America have vastly reduced or outright eliminated their mandatory parking minimums in the face of changing transportation and land-use patterns. Based on the emerging research into parking minimum reduction or elimination across North America, including Hamilton, it is shown that the cost of parking is high, and parking minimums have an impact on affordability and feasibility of developments.<sup>2</sup> We appreciate that City Staff have identified that "when parking standards are set to meet prevailing auto ownership trends, the outcome is likely to reflect current travel trends, continued auto dependence, and increasing traffic congestion," and that they undermine current and planned investments in transit and active transportation.

We appreciate City Staff's understanding that "embedding auto dependency through land use policy, has a significant equity impact". The cost of mandated parking is a serious concern; a single underground parking space can cost more than \$100,000 per stall to construct, depending on soil, contamination, and groundwater conditions. This cost that is passed on to the purchaser or renter of the home and worsens the housing affordability crisis faced in Hamilton. In many cases, the additional cost of providing mandated parking results in smaller scale developments not being feasible, reducing housing supply potential, and worsening the housing crisis. WE HBA would encourage the City of Hamilton to take an in depth look at the City of Edmonton's approach to parking reform under an equity lens and assess why Hamilton should not fully eliminate parking requirements for most types of development.

WE HBA is increasingly hearing from our members that they are looking forward to the time at which Hamilton fully eliminates mandated parking minimums. It is important to note, removing parking

<sup>1</sup> ["Options for Travel: Giving Residents a Real Choice"](#), Bay Area Climate Change Council, 2022.

<sup>2</sup> ["Hamilton Burlington Parking Minimums"](#), Toronto Metropolitan University Planning Studio Project, April 2022.

minimums does not mean no more parking will be built. Developers will continue to provide parking when needed to meet their consumer demand but will no longer be required to overprovide parking when the market dictates it is not necessary. Hamilton already has examples where builders have adjusted their parking provisions as part of their projects to address parking undersupply where it has been identified as a neighbourhood concern.

With rapid advances in technology ranging from ride sharing apps to autonomous vehicles in the future, WE HBA is concerned that significant capital will be spent in the coming years building underground parking facilities that will become stranded assets that will continue to have operational and maintenance costs embedded in rents and condo fees. WE HBA encourages the City to reconsider public policy that requires the construction of such facilities when it is not absolutely necessary.

Not only do parking mandates increase the cost of housing, but they can also reduce our overall housing supply potential—at a time when we need to dramatically increase it. If we are to address housing affordability and attainability, Hamilton should rethink mandated minimum parking requirements. As Hamilton seeks to increase transit options, promote sustainable transportation choices, and strive towards intensifying many areas of the City, the WE HBA encourages City staff and Council to further explore eliminating parking minimums city-wide.

The WE HBA will continue to provide education on the economic and social costs of parking to help further the conversation about parking minimum reform. As identified by City Staff, “it is not feasible to achieve [our] intensification and density targets while maintaining historical parking supply rates and a reliance on surface parking”. We look forward to participating in the upcoming consultation as a key stakeholder.

Sincerely,

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

Anthony Salemi, BURPI  
**Planner, Policy and Government Relations**  
West End Home Builders' Association