



City of Hamilton

PLANNING COMMITTEE ADDENDUM

Meeting #: 24-003
Date: February 23, 2024
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

Pages

6. DELEGATION REQUESTS

- *6.1 Delegations respecting 84 York Blvd. (Item 11.3) (For today's meeting)
 - (i) Malcolm Sears, Building Committee of Philpott Church (in-person)
 - (ii) Stephen Armstrong, Armstrong Planning and Project Management (in-person)

10. PUBLIC HEARINGS

- 10.1 Applications for Zoning By-law Amendment and Draft Plan of Subdivision for Lands Located at 26 Southcote Road, Ancaster (Ward 12) (PED24027)

- *a. Added Written Submissions: 5
 - (i) Dave Vidal and Mari McIntyre
 - (ii) Bob and Carol Whitelaw
 - (iii) Anna-Marie Emili

- *b. Staff Presentation 13

- 10.2 Application for Zoning By-law Amendment for Lands Located at 237 Springbrook Avenue, Ancaster (PED24042) (Ward 12)

- *a. Added Written Submissions: 27
 - (i) Emad Boles
 - (ii) Firas and Stephanie Chahine

	*b. Staff Presentation	29
10.3	Application for a Zoning By-law Amendment for Lands Located at 64 Hatt Street, Dundas (PED23164) (Ward 13)	
	*a. Added Written Submissions:	46
	(i) Anita Lauinger	
	(ii) Mike Stone, Hamilton Conservation Authority	
10.4	Updates and Amendments to the Low Density Residential (R1) and Low Density Residential (R1a) Zones, and Creation of a New Low Density Residential	
	a. Registered Delegations:	
	*a. Added Registered Delegations:	
	(iii) Glenn Davies (in-person)	
	(iv) Chris Ritsma (in-person)	
	(v) Anna-Marie Emili (virtual)	
	(vi) Adeola Egbeyemi, Environment Hamilton (in-person)	
	b. Written Submissions:	

- *a. Added Written Submissions:
 - (iii) Margaret Tremblay
 - (iv) Paul O'Hara
 - (v) Brian McHattie
 - (vi) Jason Allen
 - (vii) Brian Allore
 - (viii) Shania Ramharrack-Maharaj
 - (ix) Peter Appleton
 - (x) Emil Gadjanski
 - (xi) Marie Covert
 - (xii) Dawn Cole
 - (xiii) Gord & Angie McNulty
 - (xiv) Jill Tonini
 - (xv) Anne Bell, Ontario Nature
 - (xvi) Chris Ritsma
 - (xvii) Jan Bard
 - (xviii) Richard MacKinnon & Sonia MacKinnon
 - (xix) Kaitlin Webber, MHBC Planning
 - (xx) Matt Johnston, Urban Solutions
 - (xxi) Ed Scharringa and Jon Bos, Christian Farmers Federation of Ontario (CFFO)
 - (xxii) Howard Cole
 - (xxiii) Stephanie Mirtitsch, MHBC Planning
 - (xxiv) Fernando Puga, DeSantis Homes
 - (xxv) Fernando Puga, Winona Point Joint Venture Inc

- *c. Revised Appendix "B" Schedule "A" Addendum and Revised Appendix "C" (attached to Item 10.4)

- *d. Staff Presentation

80

11. DISCUSSION ITEMS

- 11.1 Request for Direction to Proceed with Appeal of Committee of Adjustment Decision to Approve Consent Application FL/B-20:01 and Minor Variance Application FL/A-20:04, for Lands Located at 177 Highway 8, Flamborough (PED24043) (Ward 13)

- *a. Staff Presentation

127

- 11.2 Request for Direction to Proceed with Appeal of Committee of Adjustment Decision to Approve Consent Application FL/B-23:73 for Lands Located at 2050 Centre Road, Flamborough (PED24045) (Ward 15)

*a. Staff Presentation 138

11.3 Hamilton Municipal Heritage Committee Report 24-001

*a. Staff Presentation 146

11.4 To Amend Zoning By-law No. 05-200 with Respect to Farm Labour Residences and Additional Dwelling Units - Detached in Rural Areas (PED22002(b)) (Wards 9, 10, 11, 12, 13 and 15)

*a. Revised Staff Report, Appendix "A and "B" (attached to Item 11.4)

*11.5 Hamilton Municipal Heritage Committee Report 24-002 166

12. MOTIONS

12.3 Issuance of a Demolition Permit for 66 Wellington St. North (Ward 3)

*a. Revised Motion (attached to 12.3)

15. PRIVATE AND CONFIDENTIAL

*15.3 Appeal to the Ontario Land Tribunal (OLT) for Lands Located at 801, 820, 828, 855, 865 and 870 Scenic Drive and 828 Sanatorium Road, Hamilton,
for Lack of Decision on Urban Hamilton Official Plan Amendment Application (UHOPA-20-026), Zoning By-law Amendment Application (ZAC-20-041) and Draft Plan of Subdivision Application (25T-202008) (LS22005(a)) (Ward 14)

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: Dave Vidal

Sent: February 20, 2024 4:32 PM

To: clerk@hamilton.ca; Cassar, Craig <Craig.Cassar@hamilton.ca>

Subject: Planning Committee Meeting Re File No ZAC-18-056

To all voting personnel.

We, the residents of [REDACTED], are strongly opposed to the amending of zoning to permit Block townhouses @ 26 Southcote Rd.

We appreciate the need for Higher Density Housing, however we feel that this is more appropriate in a full new development subdivision where all property owners have a choice of the density of their neighbourhood.

The residents of this neighbourhood have purchased homes on reasonably large lots which provide a certain level of privacy and "Peace & Quiet". With this proposal, some existing homes will have Five rear adjacent properties. This is not consistent with the original plan. If this property had been developed with the original subdivision, we feel that it is safe to assume that they would be Single Homes on 60 Foot Lots. We would not be opposed to such development.

We also believe that this Plan would have a definite negative impact on Real Estate Values of neighbouring homes.

We simply ask that You vote in Good Conscience considering how You would feel if You lived in one of these existing homes.

Hoping that Common Sense prevails over Dollars & Cents,

Sincerely,

Mari McIntyre

Dave Vidal

P.S. Please include us in any notifications pertaining to this matter.

From: Bob and Carol Whitelaw

Sent: February 22, 2024 10:33 AM

To: clerk@hamilton.ca; Ward 12 Office <ward12@hamilton.ca>

Cc: Bob and Carol Whitelaw, Jan Whitelaw

Subject: Comments on Planning Committee Meeting of February 23, 2024 - Agenda Item 10.1 - Zoning by-law Amendment Application and Draft Plan of Subdivision for Property at 26 Southcote Road

February 21, 2024

Dear Planning Committee Members and Staff:

Re: Agenda Item 10.1 Planning Committee Meeting of February 23, 2024 - Comments regarding Zoning By-law Amendment Application ZAC-18-056 and draft Plan of Subdivision for property at 26 Southcote Road by A.J. Clarke and Associates (C/o Ryan Ferrari) on behalf of Active Custom Home Design Construction Ltd. (c/o Gary Sangha), Owner and related Staff Report PED24027 and its Appendices

Thank you for the opportunity to provide further feedback on the above noted proposal to committee members and staff. We are residents on [REDACTED] situated to the south of the proposed development and have lived in our residence for some 58 years. We have participated in consultations on this project since its inception, including written comments and attendance at the open house at the Ancaster library.

Our primary concerns with the proposal relate to (storm)water and traffic management. We have also registered our concerns about wildlife habitat/corridors and incompatibility with the character of the neighbourhood, so we seek assurances that the proposed townhomes remain only two stories in height. We also register our concern that this approval being sought will precede, based on staff recommendation, before completion of additional significant studies and/or plans relating to hydrogeology and storm water management, as but two examples.

With respect to storm/water management, the field behind our home where the project is proposed often sits with high water levels. Historically, springs were bog like and winter freezes left a skating pond used by the neighbourhood children, including our own. Heavy snowpack results in spring flooding and heavy rains result in seasonal flooding; these events do not represent storms of greater impact which promise to be more frequent with climate change. Historic issues exist with storm/water management on and from Old Oakes Place. With the facility construction at the corner of Golf Links Road and Southcote Road, we do not yet know how its storm water management systems will affect the field where the project is proposed.

It is difficult for us to feel confident in the proposed water and storm water management plan involving the 6-metre storm drainage easement along the south property limit from Southcote Road to Elm Hill Boulevard, self-contained onsite stormwater filtration systems on Lots 1-4, on-site stormwater management facility on block 5, and grading, among other features. This is because this proposed zoning by-law amendment approval occurs *prior* to some of the more detailed studies/plans for

hydrogeology and storm water management being completed and signed off in the future by the Senior Director, Growth Management Division, as dictated in conditions under Appendix I (see #12, 21).

We ask whether we will be expected to sign the written permission from us as owners to allow an encroachment for grading purposes (see Appendix I #11) prior to sign off by the Senior Director, Growth Management of the required studies/plans from Appendix I or how his/her approval will be communicated to us such that we know that the city has approved the proposed works and deems them feasible prior to our signing. We also ask what the remedies for existing homeowners might be if the proposed storm/water works adversely affect water levels and drainage on our properties or necessitate continual sump pump running and associated costs.

With respect to traffic, we have noted possible challenges with the proposed ingress/egress to the project. Traffic on Southcote Road has increased dramatically over the years. Existing residents of our subdivision can find it challenging to turn left onto Southcote Road from Dorval Drive at various times of the day, especially during rush hour commute times. This will be exacerbated by new residents of and visitors to the new facility offering various care levels at the corner of Golf Links Road and Southcote Road which is currently under construction. Adding the volume of cars for the new 26 Southcote Road project will further complicate traffic management and we see that a traffic brief on associated trip generation is not required until prior to registration of the plan of subdivision (see Appendix I #22). We do not believe that the widening of the road at the 26 Southcote project entrance in and of itself will be sufficient to address these concerns. Exit from Elm Hill Boulevard, especially when turning left, onto Golf Links Road also remains challenging at current traffic volumes and given the hill to the left of that intersection.

As a final point related to traffic management, we would like assurance that project construction workers will not be parked on Dorval Drive during the day. We have experienced this for months now with the residential care construction facility. With cars parked on the south side of the street, especially under snow conditions, there is limited space for people with cars on the north side of the street to back out of their driveways safely. It would be preferable if the Construction Management Plan (see Appendix I #20) includes a staged plan to park workers on the project site, rather than encumbering traffic movement on Dorval Drive and/or Elm Hill Boulevard.

We have strongly supported Council's decisions to hold the line on the urban boundary expansion and Greenbelt incursions. We fully understand that these positions combined with the *Provincial Places to Grow* policy mean that infill developments, such as that proposed for 26 Southcote Road, will become the norm. As such, we do not oppose development in the field behind our home per se. We are disappointed, however, that the developer's proposed design/configuration does not better reflect the character of this neighbourhood. We contrast the proposed townhouse blocks to the connected bungalow-style denser housing further along Golf Links Road across from the power mall development which would have better suited the bungalow nature of our existing subdivision. We would like assurances that, if approved, the project guarantees that the proposed townhouses will be two stories maximum aboveground as the developer has indicated. We see no record of maximum number of stories in the documentation shared with existing residents. We oppose three story townhomes.

We are further concerned about housing affordability and that this proposed infill development does not do anything to advance the goal of adding to affordable stock. Million-dollar townhomes, as the developer has tried to comfort us with, along with additional condo fees, do not constitute affordable

housing. We wonder why staff and the planning committee are not considering smaller 'wartime' style bungalows for this site.

Another issue that we have raised previously involves greenspace/habitat and wildlife transportation corridors. We note that a range of species including deer, fox, wild turkeys, smaller creatures like rabbits, and a range of migratory birds utilize the open space. With the development of Old Oakes Place and now the multi-level care facility, a significant amount of forest and open habitat has been removed with some movement and nesting areas displaced to the open field behind our home. We wonder what consideration has been given to maintaining some open space and corridor for species movement. We note and agree with the condition in Appendix I (#28) that there will be timing restrictions on removal of vegetation to protect restricted bird breeding periods. As well, we note appreciatively the condition (#10) relating to a pest management plan for rodents which will be displaced from the field by the grading and construction and would also like to be advised of a contact/number for whom to contact should we be increasingly disturbed by mouse and rat movements. Finally, as per condition (#29), we look forward to assurances regarding tree protection from a certified tree professional for the significant maples and their root systems in the backyard of our property that may be affected by grading.

As elderly residents adjacent to the proposed project, probably the most irritating aspect will be the construction phase with the noise (notably machine back-up beeping) and dirt. We note appreciatively the condition in Appendix I regarding a dust control and street cleaning plan (#9). Again, it is unfortunate that this plan, along with one for noise control measures (#31) is not required until after this zoning by-law approval is given. We also note that the dust control condition refers to external streets, which we interpret to include Dorval Drive, Elm Hill Boulevard, and Southcote Road, and to homes. We argue that the homes should not be restricted to only those constructed as part of the project but also to those immediately adjacent to the project on Dorval Drive and Elm Hill Boulevard. We look forward to seeing this plan and understanding our point of contact for window and related cleaning as at 88 years old respectively, we cannot be expected to clean our own windows regularly with the amount of dust and dirt that will be generated by this project.

We would also appreciate clarification regarding the hours of operation on the construction site. Given that the field situates behind numerous single-family dwellings, we hope that we can count on a start and end time appropriate for a residential setting so that we do not have machinery working prior to 8 am.

Thank you for your consideration and follow-up. We would appreciate receiving updates on the ongoing approval stages for this project and answers to our questions raised herein.

Yours sincerely,

Bob and Carole Whitelaw

From: Emili, Anna
Sent: February 22, 2024 11:51 AM
To: clerk@hamilton.ca
Subject: Public Meeting for 26 Southcote Road

I currently reside at [REDACTED]

1. I have attached the letters I had initially sent to the City in 2018 regarding the project.

2. I have concerns about the number of units that would be bordering my property and the number of units on the proposed plan. I do not feel this plan is in keeping with the established neighbourhood. I feel that this will further increase the traffic flow on Southcote.

3. I also had responded to Ryan Ferrari at A.J Clarke with some of my questions surrounding the proposed plan in an email . I have included a copy below of the content of my email.

I reviewed Figure 2: Concept Plan

I have concerns about the drainage issues on this property as there is a stream that runs through the property. I have photos and videos that document the stream and how the flow increases during rainstorms.

6.00 m storm easement that is bordering my property

Questions/Concerns:

1. Is the storm easement on the subject lands at 26 Southcote Road or my property?
 - a. If the storm easement is proposed on my property, how will you ensure my 60 plus year old evergreen trees are protected?

2. Is this considered a municipal drain and to be constructed under the Drainage Act?

3. Who would be responsible for the routine grounds maintenance?
4. Who would be responsible for maintaining the drainage system to allow for proper function of the system?

6.00 m wide privacy areas

Questions:

1. Who would be responsible for routine grounds maintenance?

I look forward to attending the meeting. I request that my name be removed from public documents as I do not want my address on public record.

Anna-Marie Emili

December 16, 2018

Ms. Brynn Nheiley
Planning and Economic Development Department, Development Planning, Heritage and Design-Suburban
Team, City of Hamilton
71 Main Street West, 5th Floor
Hamilton, ON
L8P 4Y5

Dear Ms. Nheiley:

Re: File No. UHOPA-18-22, File No. ZAC-18-056, File No. 25T-201810

I am the occupant and co-owner of [REDACTED] which is [REDACTED] located at 26 Southcote Road. I am concerned about the impact of new construction on that land given the high groundwater level in our area.

After heavy or prolonged rainfall events, there is an intermittent stream in the Lands located at 26 Southcote Road. This flow lasts for longer periods of time in the spring following snow melt and surface flow ceases during dry periods. Of more concern is the perennial ground saturation. In my dwelling, I have 3 sump pumps and a French drain in my backyard to handle the current water level. It was necessary for me to install an Automatic Standby Generator to prevent flooding of my basement from sump pump failure during power outages.

I am concerned that building on this land will increase the impervious footprint and the surface run off due to decreased ground infiltration. The building foundations may further interrupt subsurface flow and redirect flow to my property.

I would like assurances that a proper drainage management infrastructure will be incorporated into the building plans to deal with the high groundwater level and seasonal surface flooding. I would also request that a system be in place to address any flooding of property of adjacent homes to the Lands at 26 Southcote as the project progresses or after completion.

I request that my name be removed from any public documents. I look forward to hearing how you will address this issue in your report. Thank you for your consideration.

Sincerely,

[REDACTED]
Anna-Marie Emili

[REDACTED]
cc Lloyd Ferguson, City of Hamilton, Ward 12

December 16, 2018

Ms. Brynn Nheiley

Planning and Economic Development Department, Development Planning, Heritage and Design-Suburban Team

City of Hamilton

71 Main Street West, 5th Floor

Hamilton, ON

L8P 4Y5

Dear Ms. Nheiley:

Re: File No. UHOPA-18-22, File No. ZAC-18-056, File No. 25T-201810

We are writing to voice our opposition to the proposed change in zoning of the Lands at 26 Southcote Road from the Residential 3 "R3" Zone to a modified Multiple Residential "RM4" Zone, Modified and Residential 3 "R3" Zone.

The surrounding area is a mature neighbourhood that is a low-density residential area consisting of single detached dwellings. We feel that the current zoning of the Lands at 26 Southcote Road is in keeping with the neighbourhood.

The Official Plan for the City of Hamilton outlines Urban Designs Goals including to: "Ensure that new development is compatible with and enhances the character of the existing environment and locale." and "Promote intensification that makes appropriate and innovative use of buildings and sites and is compatible in form and function to the character of existing communities and neighbourhoods." The current proposal for the Lands at 26 Southcote Road is not consistent with either of these goals.

We are concerned that the development proposed for 26 Southcote Road will negatively impact our neighbourhood by:

- a. Increasing traffic flow
- b. Increasing noise exposure
- c. Decreasing privacy of adjacent homeowners
- d. Exacerbating flooding secondary to a negative effect on the already high groundwater level

Please see attached signatures in support of this letter.

We look forward to hearing how you will address this issue in your report. As indicated in your letter, we would like copies of the staff report. Thank you for your consideration.

cc. Councillor Lloyd Ferguson, Ward 12



WELCOME TO THE CITY OF HAMILTON

PLANNING COMMITTEE

February 23, 2024

PED24027 – (ZAC-18-056 / 25T-2018010)

Applications for Zoning By-law Amendment and Draft Plan of Subdivision for Lands
Located at 26 Southcote Road, Ancaster.

Presented by: Michael Fiorino & Alaina Baldassarra

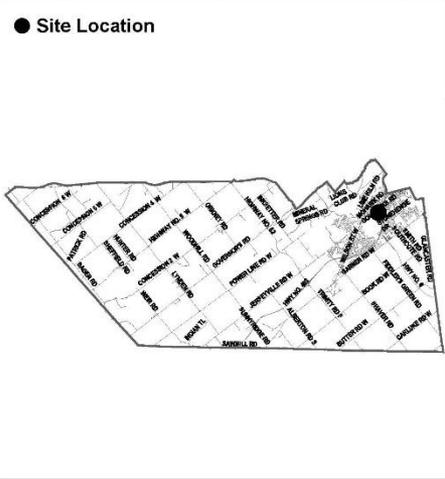
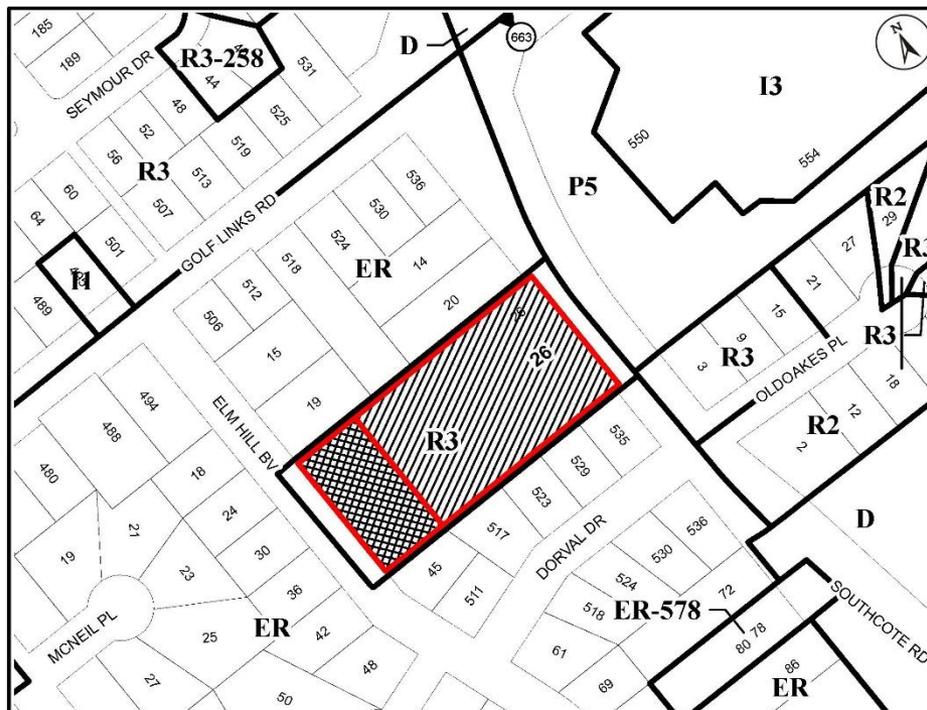


SUBJECT PROPERTY



26 Southcote Road, Ancaster





Key Map - Ward 12

Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		
File Name/Number: ZAC-18-056/25T-2018010	Date: January 3, 2024	
Appendix "A"	Scale: N.T.S.	Planner/Technician: MF/AL

- Subject Property**
 26 Southcote Road, Ancaster (Ward 12)
- Block 1 - Change in zoning from the Residential "R3" Zone to the Residential Multiple "RM4-717" Zone, Modified
 - Block 2 - Refer to By-law No. 05-200



LAND USE TABLE

LOT/BLK/CON	AREA
1	0.0000
2	0.0000
3	0.0000
4	0.0000
5	0.0000
6	0.0000
TOTAL AREA	0.0000



DRAFT PLAN OF
26 SOUTHCOTE ROAD
 BEING A PROPOSED SUBDIVISION OF
LOT 47-CONCESSION 3
 GEOGRAPHIC TOWNSHIP OF ANCASTER
CITY OF HAMILTON
 SCALE 1:500
 BY PLANER
 NICHOLAS P. WUTH O.L.S.

NOTE: THIS IS A DRAFT PLAN ONLY AND IS SUBJECT TO REVISION AND AMENDMENT.
METREX: DISTRICT SHOWN ON THIS PLAN ARE IN METRES AND SHALL BE CONSIDERED TO BE IN METRES UNLESS OTHERWISE STATED.
RE: CHAPTER P. 23 R.S.O. 1990 SECTION 61(2) OF THE PLANNING ACT

1. SHOWN ON PLAN	10. SHOWN ON PLAN
2. SHOWN ON PLAN	11. ADJUTANT FIELD BUILT TO A GRADE OF 10% FILL
3. SHOWN ON PLAN	12. SHOWN ON PLAN
4. SHOWN ON PLAN	13. SHOWN ON PLAN
5. SHOWN ON PLAN	14. SHOWN ON PLAN
6. SHOWN ON PLAN	15. SHOWN ON PLAN
7. SHOWN ON PLAN	16. STONE AND SAND/GRIT AVAILABLE IN 25% HILL BREAKERS
8. SHOWN ON PLAN	17. SHOWN ON PLAN
9. SHOWN ON PLAN	18. SHOWN ON PLAN

SURVEYOR'S CERTIFICATE:
 I CERTIFY THAT THE DIMENSIONS OF THE LANDS TO BE SHOWN AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.
 WITNESSED AND DATED:
 DATE: _____
 SURVEYOR: _____
 (NICHOLAS P. WUTH O.L.S.)

LAND USE SCHEDULE:
 AREA OF SUBDIVISION: _____
 10% FILL AVAILABLE: _____
 25% HILL BREAKERS: _____
 50% HILL BREAKERS: _____
 75% HILL BREAKERS: _____
 100% HILL BREAKERS: _____

SUBDIVISION DRAFT APPROVAL:
 APPROVED UNDER SECTION 21 OF THE PLANNING ACT, R.S.O. 1990 (1713) AS AMENDED BY THE GENERAL MANAGER OF PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT OF THE CITY OF HAMILTON UNDER THE AUTHORITY OF BY-LAW 67-283
 THIS: _____ DAY OF _____ 2024.
 GENERAL MANAGER OF PLANNING AND ECONOMIC DEVELOPMENT
 CITY OF HAMILTON

A. J. Clarke and Associates Ltd.
 SURVEYORS PLANNERS ENGINEERS
 25 BARR STREET WEST SUITE 208
 HAMILTON ONTARIO L8P 4K4
 TEL: 905-533-3341 FAX: 905-533-3394
 WWW.AJCLARKE.COM



26 Soutcote Road - SubjectSite



26 Southcote Road - SubjectSiteElmHillBlvd



26 Southcote Road - Facing North



26 Southcote Road - Facing East



26 Southcote Road - Facing South



26 Southcote Road - From Elm Hill Boulevard - Facing North



26 Southcote Road - From Elm Hill Boulevard - Facing South



THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE

From: Emad Boles
Sent: February 16, 2024 4:38 PM
To: clerk@hamilton.ca
Subject: File:ZAC-24-003 { 237 Springbrook Avenue }

Good Afternoon,

In regard to the proposed change in the notice,

The switch to residential zone is fine as long it is for single dwelling homes like all the houses in the street.

trying to put 6 homes in a 4 home space will congest the area and create more traffic which is not needed in the area.

this is a single dwelling luxury home area and no need to add semidetached to it.

Thank you for your understanding.

Emad Boles

From: Firas Chahine
Sent: February 16, 2024 3:15 PM
To: clerk@hamilton.ca
Subject: Zoning Application File Number: ZAC-24-003
Importance: High

To the Legislative Coordinator, Planning Committee,

My name is Firas Chahine and I am a resident and owner of property [REDACTED]. I am writing to express my strong opposition to ZAC-24-003, the proposed rezoning of 237 Springbrook Avenue in Ancaster from Agricultural "A" Zone to Residential "RS-XX" Zone. This rezoning will be detrimental to the neighborhood introducing traffic and safety problems, destroying local wildlife, and potentially lowering the property value of the existing community.

1. Adding density to an already dense area. Since I first moved in into this property in 2019, the number of houses and cars have increased greatly. This is causing concerns among my family and others in my neighborhood because of the alarming number of cars that are traversing this "supposedly" calm area at sometimes high speeds. This is a family-oriented area (Chambers drive and Oleary Drive) and there is a park where kids must cross the streets to get to. My wife and I are always worried when our children cross the street to the park.
2. Reduces the value of properties. I picked my location because of the Agricultural zones on the left and right of it, which allows for privacy as well as the feeling of being surrounded by nature. Removing that and replacing with houses will make the area even more suffocated than it already is and reduces the values of the properties in the area.
3. Reduction in nature footprint. Wildlife has been observed in the area, and any development will destroy their habitat. Any planned development of the property should consider the continuing impact to local wildlife habitat. This agricultural property in question houses large trees that are the homes of many animals and birds. Destroying these trees means destroying the home of many critters and increasing the carbon footprint.

I urge you to disapprove the proposed rezoning, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many who have not managed to write letters or emails.

Sincerely,

Firas Chahine & Stephanie Chahine



WELCOME TO THE CITY OF HAMILTON

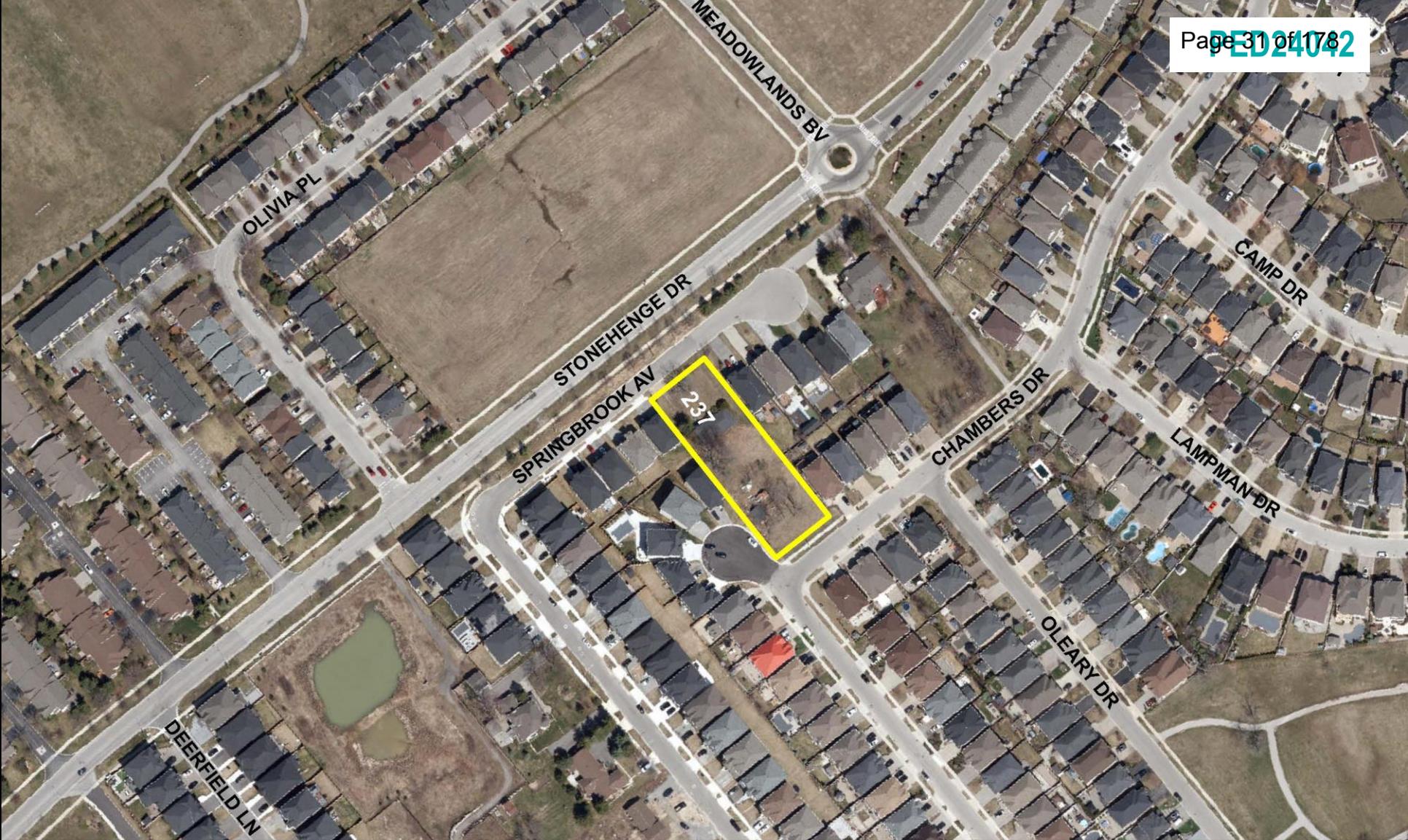
PLANNING COMMITTEE

February 23, 2024

PED24042 – (ZAC-23-050)

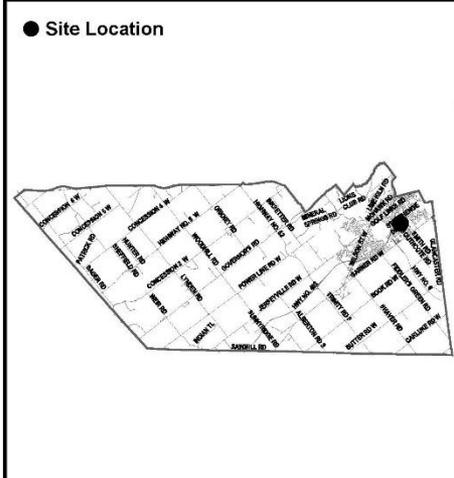
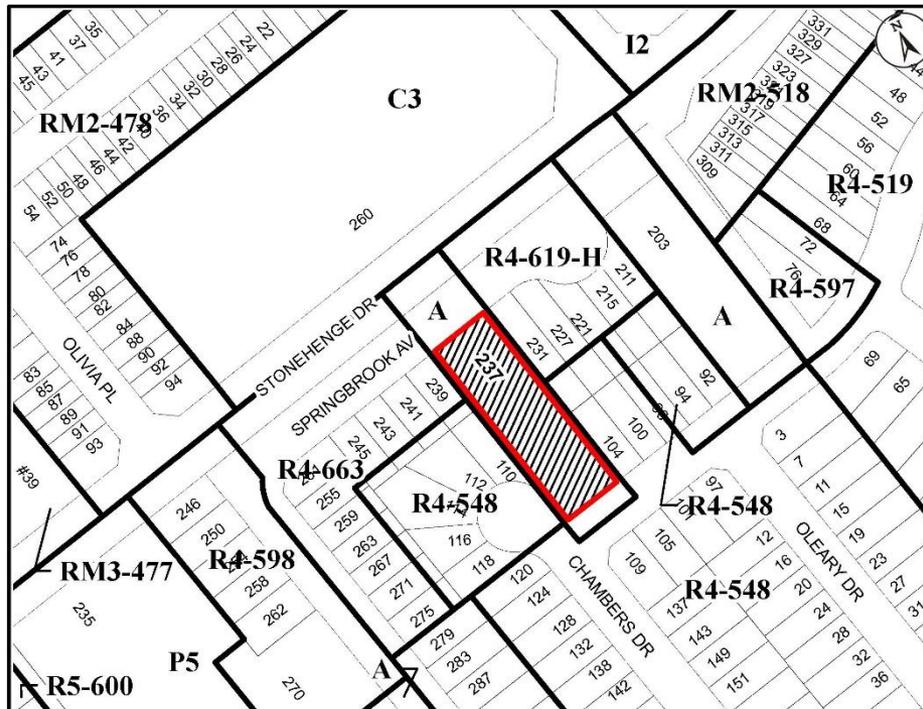
Application for Zoning By-law Amendment for Lands Located at
237 Springbrook Avenue, Ancaster.

Presented by: Daniel Barnett



SUBJECT PROPERTY  **237 Springbrook Avenue, Ancaster**





Key Map - Ward 12

Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT	
File Name/Number: ZAC-24-003	Date: January 11, 2024
Appendix "A"	Planner/Technician: EH/AL
Scale: N.T.S.	

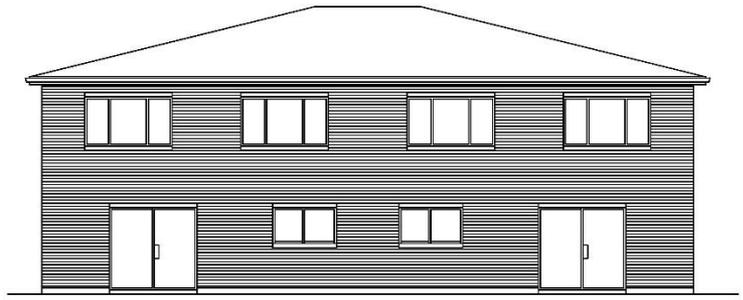
Subject Property
 237 Springbrook Avenue

 Change in zoning from Agricultural "A" Zone to Low Density Residential (R1, 888, H166) Zone

Appendix "C" to report PED24042
 Page 3 of 4



FRONT ELEVATION



REAR ELEVATION

DRAWN BY: GZC		SCALE: 1/8" = 1'-0"	DATE: MARCH 28th, 2023	A.3
PROJECT: ELEVATIONS		CLIENT: DUPLEX RESIDENCE		
ADDRESS: 237 SPRINGBROOK AVE, ANCASTER				
REVISIONS		DESCRIPTION	DATE	
1				



Subject property 237 Springbrook Avenue, containing an existing single detached dwelling, as seen from Springbrook Avenue looking south



Properties 239-245 Springbrook Avenue, located to the west of the subject property, as seen from Springbrook Avenue looking south west



Properties 211-231 Springbrook Avenue, located to the east of the subject property, as seen from Springbrook Avenue looking south east



Lands to the north of the subject property, as seen from Springbrook Avenue looking north



Subject property 237 Springbrook Avenue, containing an existing single detached dwelling, as seen from Chambers Drive looking north



Properties 92-104 Chambers Drive, located to the east of the subject property, as seen from Chambers Drive looking north east



Chambers Court and the properties at 110-116 Chambers Court, located to the west of the subject property, as seen from Chambers Drive looking north west



Properties 97-109 Chambers Drive, located to the south of the subject property, as seen from Chamber Drive looking south



THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE

From: Anita Lauinger
Sent: November 21, 2023 9:42 AM
To: clerk@hamilton.ca
Subject: 64 hatt st /File ZAC-22-044

Good morning

My mother recently received your information regarding above location. It seemed very positive but my mother's first words after reading this notice was "What are the City planners going to be doing about parking???" I completely agreed with her and promised I'd send the City an email to ask the question.

We look forward to hearing from you on this matter.

Regards

A



Hamilton
Conservation
Authority

A Healthy Watershed for Everyone

BY E-MAIL

January 26, 2024

ZAC-22-044

Jennifer Catarino
Area Planning Manager, West Team,
Planning & Economic Development
Planning Division
City of Hamilton
City Hall, 71 Main Street West
Hamilton, ON L8P 4Y5

Dear Ms. Catarino:

Re: Zoning By-law Amendment Application by 64 Hatt St Investments Inc. (c/o Forge & Foster) for Lands Located at 64 Hatt Street, Dundas (Ward 13)

In response to the Notice of Public Meeting regarding the subject zoning amendment application (ZBA) that was received by the Hamilton Conservation Authority (HCA) on November 2, 2023, HCA submitted correspondence to the Legislative Coordinator of the Planning Committee noting our outstanding concerns related to flooding hazards impacting the subject property and recommending that consideration of the ZBA be deferred until such time as these issues had been resolved. HCA understands that, with the applicant's support, the application was deferred at the November 14, 2023 meeting of the Planning Committee.

Since that time, HCA has worked with the applicant and the property owner to address HCA's concerns related to flooding and requirements for floodproofing of the existing building before new uses are introduced. To address this, an additional Holding provision has been added to the by-law to require that the Owner submits and receives approval of a Comprehensive Floodproofing Plan, including the phasing of proposed upgrades, to the satisfaction of the Hamilton Conservation Authority.

HCA is satisfied this approach adequately addresses its interests in ensuring the building is floodproofed prior to the introduction of new uses, and would have no further objections to the application proceeding to Planning Committee for consideration of approval.

HCA staff are available to discuss these comments further as may be required.

Yours truly,

A handwritten signature in black ink, appearing to read "M. Stone", with a long horizontal stroke extending to the right.

Mike Stone MA, MCIP, RPP
Acting Director, Watershed Management Services

Cc: Lisa Kelsey, Legislative Coordinator, Planning Committee
Shaival Gajjar, Development Planner II, Planning & Economic Development
Mitch Gold, Senior Planning Analyst, Forge & Foster

From: Margaret Tremblay
Sent: February 19, 2024 3:56 PM
To: clerk@hamilton.ca
Subject: re: vote on zoning changes Feb.23/24

I am a resident of Ward 13 and I am in favour of updates and amendments to the Low Density Residential (R1) and Low Density Residential (R1a) Zones, and Creation of a New Low Density Residential Zone.

Keeping our boundary firm is critical to preserving our existing farmland and natural areas. The proposed changes will lead to a more transit orientated city and hopefully lower taxes. Hamilton needs to be fiscally responsible with regards to any housing initiatives. In order to qualify for the Federal Housing Accelerator Fund, the proposed zoning changes must be approved by the city.

**Thank you,
Margaret Tremblay**

From: Paul O'Hara
Sent: February 20, 2024 9:52 AM
To: clerk@hamilton.ca
Subject:

Dear members of the Planning Cmte,

I am a resident of Ward __1__ and I am in favour of updates and amendments to the Low Density Residential (R1) and Low Density Residential (R1a) Zones, and Creation of a New Low Density Residential Zone.

These changes will permit, as of right, triplex and fourplex developments in low density residential areas - an essential step to keep our urban boundary firm, save farmland and wetlands, and build a more transit-oriented, connected city with lower property taxes. I also support changes to parking requirements that will see less space devoted to car storage and more space for people.

Thank you,
Paul O'Hara

From: Brian
Sent: February 20, 2024 10:52 AM
To: clerk@hamilton.ca
Subject: Comment on Major City-wide Residential Zoning Changes

Good day,

I wanted to add my voice in support of the proposed new residential zoning changes coming to Planning Committee this Friday February 23, 2024.

While this is critical in making Hamilton eligible for federal housing funding, it is a natural bookend to Council's earlier decision to keep the urban boundary in place, and choose infill development as it's desired approach. This is coherent with LRT, transit improvements etc and protection of farmland and natural lands.

Congratulations to City planning staff for bringing this forward and I encourage Planning Committee to provide their full support.

Brian McHattie
Ward 1

Sent with Proton Mail secure email.

From: Jason Allen
Sent: February 20, 2024 10:00 AM
To: clerk@hamilton.ca
Subject: Re: Item 10.4 Planning cmte agenda Friday Feb 23

Dear Members of the Planning Committee,

I am writing to express my support for the updates for the low density residential zoning to permit triplexes and fourplexes. We are living with intersecting crises of sprawl based infrastructure deficits, environmental catastrophe, and loneliness and isolation, all of which are addressed by adding density to existing neighbourhoods.

Please vote in favour of these provisions and begin to restore sanity to our urban planning.

Regards,

Jason Allen

Ward 1

Jason Allen

Third Way Consulting - www.jasonAllen.ca

The Environmental Urbanist - environmentalurbanist.ca

Hamilton City Magazine - www.hamiltoncitymagazine.ca

From: Brian Allore
Sent: February 19, 2024 8:13 AM
To: clerk@hamilton.ca
Cc: Wilson, Maureen <Maureen.Wilson@hamilton.ca>
Subject: Re: Item 10.4 Planning cmte agenda Friday Feb 23

Dear members of the Planning Cmte,

I am a resident of Ward 1 and I am in favour of updates and amendments to the Low Density Residential (R1) and Low Density Residential (R1a) Zones, and Creation of a New Low Density Residential Zone.

These changes will permit, as of right, triplex and fourplex developments in low density residential areas - an essential step to keep our urban boundary firm, save farmland and wetlands, and build a more transit-oriented, connected city with lower property taxes. I also support changes to parking requirements that will see less space devoted to car storage and more space for people.

Sincerely
Brian Allore

From: Shania Ramharrack-Maharaj
Sent: February 18, 2024 5:21 PM
To: clerk@hamilton.ca
Subject: Item 10.4 Planning cmte agenda Friday Feb 23

Dear members of the Planning Comittee,

I am a resident of Ward 1 and I am in favour of updates and amendments to the Low Density Residential (R1) and Low Density Residential (R1a) Zones, and Creation of a New Low Density Residential Zone.

These changes will permit, as of right, triplex and fourplex developments in low density residential areas - an essential step to keep our urban boundary firm, save farmland and wetlands, and build a more transit-oriented, connected city with lower property taxes. I also support changes to parking requirements that will see less space devoted to car storage and more space for people. We need to make our city more sustainable and these updates would be a step in the right direction!

Shania Ramharrack-Maharaj

From: Peter Appleton
Sent: February 18, 2024 3:11 PM
To: clerk@hamilton.ca
Subject: Re: Item 10.4 Planning cmte agenda Friday Feb 23

Hello everyone on the Planning Committee,

I am a resident of ward 13 and i fully support the updates and amendments to the R1 low density housing, R1a and the new low density residential zone.

This is a great step in the right direction to curb urban sprawl and protect the vital agricultural and natural heritage features in our community.

Best Regards

--

Peter Appleton

From: Emil Gadjanski
Sent: February 20, 2024 1:48 PM
To: clerk@hamilton.ca
Subject: Re: Item 10.4 Planning cmte agenda Friday Feb 23

Dear members of the Planning Committee,

I am a resident of Ward 13 and I am in favour of updates and amendments to the Low Density Residential (R1) and Low Density Residential (R1a) Zones, and Creation of a New Low Density Residential Zone.

These changes will permit, as of right, triplex and fourplex developments in low density residential areas - an essential step to keep our urban boundary firm, save farmland and wetlands, and build a more transit-oriented, connected city with lower property taxes. I also support changes to parking requirements that will see less space devoted to car storage and more space for people.

Thank you for your consideration,

Emil Gadjanski

From: Marie Covert
Sent: February 18, 2024 2:19 PM
To: clerk@hamilton.ca
Subject: Item 10.4 Planning cmte agenda Friday Feb 23

Dear members of the Planning Committee,

I am a resident of Ward 13 and I am in favour of updates and amendments to the Low Density Residential (R1) and Low Density Residential (R1a) Zones, and Creation of a New Low Density Residential Zone.

These changes will permit, as of right now, triplex and fourplex developments in low density residential areas - an essential step to keep our urban boundary firm, save farmland and wetlands, and build a more transit-oriented, connected city with lower property taxes. I also support changes to parking requirements that will see less space devoted to car storage and more space for people.

Please vote to make these zoning changes and accelerate the changes rippling through Hamilton.

Respectfully submitted,
Marie Covert

From: Dawn Cole
Sent: February 19, 2024 12:10 PM
To: clerk@hamilton.ca
Subject: Item 10.4 Planning committee agenda - Friday 23 Feb

Dear members of the Planning Committee,

I am a resident of Ancaster (Ward 12) and I am in favour of updates and amendments to the Low Density Residential (R1) and Low Density Residential (R1a) Zones, and Creation of a New Low Density Residential Zone.

These changes will permit, as of right, triplex and fourplex developments in low density residential areas - an essential step to keep our urban boundary firm, save farmland and wetlands, and build a more transit-oriented, connected city with lower property taxes. I also support changes to parking requirements that will see less space devoted to car storage and more space for people.

Sincerely,
Dawn Cole

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

From: Gord McNulty

Sent: February 19, 2024 8:01 PM

To: Kelsey, Lisa <Lisa.Kelsey@hamilton.ca>; clerk@hamilton.ca

Subject: Re: Item 10.4 Planning Committee agenda Feb. 23

Here is a letter to the planning committee for the meeting on Feb. 23.

Re: Item 10.4 Planning Committee agenda Feb. 23

Dear Members of the Planning Committee:

We are residents of Ward 1 and are in favour of major city-wide zoning changes that will allow for more density in neighbourhoods and discourage costly suburban sprawl. As such, we support updates and amendments to the Low Density Residential (R1) and Low Density Residential (R1a) Zones, and Creation of a New Low Density Residential Zone.

By permitting, as of right, triplex and fourplex developments in low density residential areas, these changes will encourage more sustainable growth. They will be essential in helping to keep Hamilton's urban boundary firm and to save farmland and wetlands. In addition, they will help to build a more transit-oriented, increasingly connected city.

We also support changes to parking requirements that will see less space devoted to car storage and more space for people.

Thank you.

Gord & Angie McNulty.

From: Jill

Sent: February 20, 2024 12:16 PM

To: clerk@hamilton.ca

Subject: Re: Item 10.4 Planning Committee agenda Friday Feb 23

Dear members of the Planning Committee,

I am a resident of Ward 13 and I am in favour of updates and amendments to the Low Density Residential (R1) and Low Density Residential (R1a) Zones, and Creation of a New Low Density Residential Zone.

These changes will permit, as of right, triplex and fourplex developments in low density residential areas - an essential step to keep our urban boundary firm, save farmland and wetlands, and build a more transit-oriented, connected city with lower property taxes. I also support changes to parking requirements that will see less space devoted to car storage and more space for people.

With our changing climate, and increased instances of extreme weather conditions, our only way forward is to reduce our impact on ecologically sensitive / important areas, and to plan ahead. If Hamilton is growing, then it must grow intelligently, sensitively and through densification (missing middle density being the most critical). Sprawl is never the answer.

I appreciate your time in this matter,

Sincerely,
Jill Tonini

From: Anne Bell <anneb@ontarionature.org>

Sent: February 20, 2024 2:08 PM

To: clerk@hamilton.ca

Subject: Item 10.4 Planning Committee agenda, Friday Feb 23

Dear Members of Hamilton's Planning Committee,

On behalf of Ontario Nature, I am writing to support the proposed zoning changes (item 10.4) that you will be considering at your meeting this Friday, February 23, 2024, specifically: updates and amendments to the Low Density Residential (R1) and Low Density Residential (R1a) Zones, and creation of a New Low Density Residential Zone.

Ontario Nature is a provincial conservation organization that works to protect wild species and wild spaces through conservation, education and public engagement. Established in 1931, we now represent over 30,000 individual members and more than 150 community groups across Ontario, including the Hamilton Field Naturalists.

We believe the proposed zoning changes will enable Hamilton to advance urban densification, maintain a firm urban boundary and avoid sprawl. We also understand that these changes are needed to ensure that Hamilton is able to qualify for the Federal Housing Accelerator Fund.

We deeply appreciate all of Hamilton's efforts to date to maintain a firm urban boundary and protect farmland and natural areas from the negative impacts of urban sprawl. Your leadership is inspiring. Keep up the good work!

Yours sincerely,

Anne Bell

Anne Bell, Ph.D.

Director of Conservation and Education



Tel: 416-444-8419 ext. 239 | Cell: 416-659-2339 | Toll free: 1-800-440-2366 | anneb@ontarionature.org

Ontario Nature | 720 Bathurst St. | Toronto, ON M5S 2R4
| ontarionature.org

We are there when nature needs us most. Join us today!

From: Chris Ritsma
Sent: February 16, 2024 2:04 PM
To: clerk@hamilton.ca; Ward 2 <ward2@hamilton.ca>
Subject: Respecting February 23 Planning Committee Item 10.4

Dear Members of Planning Committee,

I am writing as a resident of Hamilton, taxpayer and an advocate for sustainable transportation and the environment.

I implore you to approve the recommendations of staff both related to parking standards and zoning reform. They are well designed documents that reflect the changing nature of Canadian cities. I personally do not believe the reforms go far enough in some instances because cities similar to Hamilton have gone further, but as they are, the written reforms would bring massive progress to Hamilton's housing shortage and sustainability goals.

I will start with the tax implications. Your constituents saw a large property tax increase in the recent budget, and the reason is clear; Hamilton has been falling behind on numerous items, namely its infrastructure. This means we will likely see future large increases again if we plan to avoid kicking the can down the road. Reduced automobile use, and increased density both mean, less wear and tear on our infrastructure per person, meaning our city operates more efficiently. It also means that instead of building more infrastructure at the periphery of the urban area, we can develop vacant plots, parking lots and underutilized properties to create a more vibrant city that better utilizes *existing* roads, sidewalks, bicycle lanes, and transit investment. Additional density will allow small businesses and commercial units to thrive, increasing property tax revenue from commercial and industrial uses, which in turn reduces this burden on residential properties.

As a resident, I want to see our neighbourhoods be inclusive. This means that a senior can downsize without feeling like they are leaving their community. My grandparents never learned English and spoke only Italian, and because they were able to move into a smaller unit without stairs in their neighbourhood, they were able to go to the same grocer, community spaces and interact with the same people. Some neighbourhoods in Hamilton do not have this option. These new zoning regulations means more stories like my grandparent's will be able to happen in the future. They also could not drive, so having an expensive parking spot force upon them by parking minimums would have just reduced the money they had in their retirement.

Additionally, being inclusive means providing housing options for people of all socio-economic backgrounds. This means providing market based housing as well as non-market housing like Co-ops and non-profit homes. These all have to go through the same zoning by-laws and parking requirements, which puts undue pressure on especially non-market homes as they are focused on a different subset of the community, less likely to own cars, and more likely to be displaced by market housing and cannot relocate nearby easily being pushed from their

neighbourhood. Zoning flexibility and relaxed parking requirements means more non-market housing can be built more easily and more cheaply, including City Housing.

As an advocate for sustainable transportation and the environment, I support these changes because when you recognize the climate emergency and other goals of the city, you realize these reforms align well with them. They reduce pressure on sprawl, they mean more people will use cycling infrastructure and our transit investments which both aim to provide options, reduce road congestion and reduce our greenhouse gas emissions.

The speakers from organizations focused on housing will provide a good overview of the technical pieces and advocate for similar items, and I just wanted to say I support their points as well. Hamilton is and will continue to be a changing place, and that is a good thing because Hamilton and other cities are fun, supportive, economic centres because of the unique places where people can thrive. Trying to fit every single unit of housing into a tight regulatory box provides less flexibility for those unique places where innovation happens, where people can live close to work or school, or live in a neighbourhood of their choosing. It also means our cities will continue to choke on overbuilt infrastructure that we seemingly forgot we had to replace one day.

Regards,

Chris Ritsma.

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

From: jan bard

Sent: February 21, 2024 3:34 PM

To: clerk@hamilton.ca

Subject: Planning committee meeting on Feb 23 ...my comments as a resident of Hamilton Mountain

As a resident who was born and raised in Hamilton On I wish to comment on high density housing zoning. It is a shame that current residents of stable neighbourhoods have to have their peaceful and tranquil homes ripped away from them at the whim of the Provincial and Civil governments. A high density housing unit in the middle of a low density low rise area looks and feels just wrong. Local schools can't take on the number of students generated from high rise apartments. The transit routes weren't built for this increase population and therefore change the area in a negative way. Traffic jams ensue. The effects of light, sound, wind and shade are not properly mitigated by the developers of these massive towers and you create an environment with higher crime rates. I am ashamed of the counsellors decisions to buy into making Hamilton into downtown Mississauga on the quiet escarpment where I have lived my 70 years.

Do not allow high density building of 20 storey towers on the mountain.

Your truly

Janet Bard

Sent from my iPad

From: Sonia & Rick
Sent: February 21, 2024 10:54 AM
To: clerk@hamilton.ca
Subject: Re: Item 10.4 Planning cmte agenda Friday Feb 23

Dear members of the Planning Cmte,

I live in Ward 3 and I am in favour of updates and amendments to the Low Density Residential (R1) and Low Density Residential (R1a) Zones, and Creation of a New Low Density Residential Zone.

These changes would allow triplex and fourplex developments in low density residential areas - something needed to keep our urban boundary firm, save farmland and wetlands, and build a more transit-oriented, connected city with lower property taxes. I also support changes to parking requirements that will see less space devoted to car storage and more space for people.

There is a climate emergency in progress and policy needs to reflect it. Carbon sinks need to be protected. Transportation that sees CO2 emissions reduced needs to be nurtured because atmospheric levels continue to rise annually.

Canada is one of the largest per capita emitter of carbon dioxide but feel fewer effects of the climate crisis than many other regions. This means that planning should consider issues of climate justice.

Thank you for your consideration.

Richard MacKinnon



PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

Authorized commenting Agency for



November 15, 2023

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

Via email: residentialzoning@hamilton.ca; aduteam@hamilton.ca

Dear Residential Zones Project Team:

**RE: Comprehensive Zoning By-law Review
Residential Zones Project
City of Hamilton
MHBC File: PAR 4322**

MacNaughton Hermsen Britton Clarkson (MHBC) are the planning consultants for TransCanada PipeLines Limited (TCPL). This letter is in response to notification of the Residential Zones Project for the City of Hamilton's Comprehensive Zoning By-law 05-200.

TCPL has two (2) high-pressure natural gas pipelines and associated facilities contained within rights-of-way ("easements") crossing the City of Hamilton. TCPL also has two Compressor Station facilities located in the City of Hamilton.

TCPL's pipelines and related facilities are subject to the jurisdiction of the Canada Energy Regulator (CER) – formerly the National Energy Board ("NEB"). As such, certain activities must comply with the Canadian Energy Regulator Act ("Act") and associated Regulations. The Act and the Regulations noted can be accessed from the CER's website at www.cer-rec.gc.ca.

Policy Context

TCPL's pipelines are defined as Infrastructure in the Provincial Policy Statement (PPS). Section 1.6.8.1 of the PPS states that '*planning authorities shall plan for and protect corridors and rights-of-way for infrastructure, including transportation, transit and electricity generation facilities and transmission systems to meet current and projected needs.*' The Growth Plan (2020) also references the importance of protecting and maintaining planned infrastructure to support growth in Ontario.

Appropriate setbacks of permanent and accessory structures to the rights-of-way are needed to manage the safety and integrity of the pipelines, as well as ensuring adequate access for emergencies, operations and maintenance. TCPL also utilizes guidelines to reflect changes to standards, codes, regulatory and legal requirements, to protect its pipelines. Where possible, TCPL also seeks to implement zoning regulations that implement its guidelines.

Comprehensive Zoning By-law 05-200 Text

Currently, setbacks that apply to TCPL's right-of-way are included in Section 4.23, Special Setbacks. To ensure conformity with TCPL's current standards and regulations, we request the text be amended as follows:

- a. A minimum setback of 7.0 m shall be required from any part of a building or structure from the edge of the TransCanada pipeline right-of-way.*
- b. A minimum setback of 3.0 m shall be required from any part of an accessory structure from the edge of the TransCanada pipeline right-of-way.*
- c. A minimum setback of 7.0 m from the nearest portion of a TransCanada pipeline right-of-way shall also apply to any parking area or loading area, including any parking spaces, loading spaces, stacking spaces, bicycle parking spaces, and any associated aisle or driveway.*

We request the Zoning By-law schedules show TCPL's pipelines and facilities. We can provide GIS shapefiles to the municipality; however, a confidentiality agreement will need to be entered into prior to releasing the files. Please let us know if you are interested in this option.

Incorporating TCPL's regulatory and development setback requirements into the City of Hamilton's Zoning By-law will improve awareness about the requirements for developing in proximity to TCPL's right-of-way. In addition, incorporating such setbacks will help to avoid situations where the City approves development in proximity to the right-of-way that cannot be approved by TCPL through its permitting process. A recent example of this is the Minor Variance application for 44 Hopkins Court (City File DN/A-23:209), where a reduced setback from a rear lot line was proposed to facilitate the development of a shed building. While TCPL requested that the shed be setback a minimum of 7 metres from the right-of-way, the Committee of Adjustment approved the variance with a condition that the landowner receive written consent approval from TCPL. Written consent cannot be provided by TCPL, as they cannot permit this shed within 7 metres of the right-of-way.

Thank you for the opportunity to comment. We look forward to reviewing the updated By-law. If you have any questions, please do not hesitate to contact our office.

Sincerely,

MHBC



Kaitlin Webber, MA
Planner | MHBC Planning

on behalf of TransCanada PipeLines Limited



Authorized commenting Agency for



February 16, 2024

Alana Fulford, Senior Planner
Zoning By-law Reform
Planning & Economic Development

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

Via email: alana.fulford@hamilton.ca

Dear Alana Fulford:

**RE: Comprehensive Zoning By-law Review – Low-Density Residential
City of Hamilton**
MHBC File: PAR 4322

MacNaughton Hermsen Britton Clarkson (MHBC) are the planning consultants for TransCanada PipeLines Limited (TCPL). This letter is in response to the Notice of Public Meeting for Amendments to the Urban Hamilton Official Plan and Zoning By-law 05-200 to implement changes to Low Density Residential Zones in the City of Hamilton. TCPL has two (2) high-pressure natural gas pipelines and associated facilities contained within rights-of-way ("easements") crossing the City of Hamilton. TCPL also has two Compressor Station facilities located in the City of Hamilton.

TCPL's pipelines and related facilities are subject to the jurisdiction of the Canada Energy Regulator (CER) – formerly the National Energy Board ("NEB"). As such, certain activities must comply with the Canadian Energy Regulator Act ("Act") and associated Regulations. The Act and the Regulations noted can be accessed from the CER's website at www.cer-rec.gc.ca.

Policy Context

TCPL's pipelines are defined as Infrastructure in the Provincial Policy Statement (PPS). Section 1.6.8.1 of the PPS states that '*planning authorities shall plan for and protect corridors and rights-of-way for infrastructure, including transportation, transit and electricity generation facilities and transmission systems to meet current and projected needs.*' The Growth Plan (2020) also references the importance of protecting and maintaining planned infrastructure to support growth in Ontario.

Appropriate setbacks of permanent and accessory structures to the rights-of-way are needed to manage the safety and integrity of the pipelines, as well as ensuring adequate access for emergencies, operations and maintenance. Where possible, TCPL also seeks to implement zoning regulations that implement its guidelines.

Further to our letter dated November 15, 2023 (attached), we have reviewed the proposed Zoning By-law Amendment and supporting materials. Of note, the Consultation Summary Report dated February 9, 2024 acknowledges our previous comments provided, and references the following provision in the Zoning By-law:

"4.23 SPECIAL SETBACKS

c) Setback from a TransCanada Pipeline Right-of-Way

All buildings or structures located on a property shall be setback a minimum of 10.0 metres from a TransCanada Pipeline Right-of-Way."

The above provision does not reflect TCPL's current setback requirements. As such, we request that provision 4.23 c) be revised as follows:

"4.23 SPECIAL SETBACKS

c) Setback from a TransCanada PipeLine Limited (TCPL) Right-of-Way

A minimum setback of 7.0 m shall be required from any part of a permanent building or structure from the edge of the TCPL pipeline right-of-way.

A minimum setback of 3.0 m shall be required from any part of an accessory structure from the edge of the TCPL pipeline right-of-way.

A minimum setback of 7.0 m from the nearest portion of a TCPL pipeline right-of-way shall apply to any parking area or loading area, including any parking spaces, loading spaces, stacking spaces, bicycle parking spaces, and any associated aisle or driveway."

Thank you for the opportunity to comment. Please forward the Notice of Decision and future study updates to TCEnergy@mhbcplan.com. If you have any questions, please do not hesitate to contact our office.

Sincerely,

MHBC



Kaitlin Webber, MA
Planner | MHBC Planning

on behalf of TransCanada PipeLines Limited



February 21, 2024

478-23

Via Email

Ms. Lisa Kelsey
Legislative Coordinator, Office of the City Clerk

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

Dear Ms. Kelsey

**RE: 112 Academy Street, Ancaster (AN/B:23:06 & AN/A:23:21)
Draft Low Density Residential (R2) Zone
Item No. 10.4 – February 23rd, 2024 Planning Committee**

UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions) are the authorized planning consultants for Manchia Arbor Limited (Owner), who is the registered owner for the lands known municipally as 112 Academy Street, in the City of Hamilton.

The subject property was the subject of previous Consent to Sever and Minor Variance applications to facilitate the division of the property into two lots to accommodate two single detached dwellings. The severance was conditionally approved by the Committee of Adjustment on March 9, 2023, while the requested variances were denied on the basis that the Deferred Development Zone for which the subject lands reside did not permit the creation of new single detached dwellings. This decision was appealed to the Ontario Land Tribunal (OLT) and is scheduled for a hearing on April 12, 2024.

Recently, the City released the draft regulations and locations of the Low Density Residential – Large Lot (R2) Zone to be added to Zoning By-law 05-200. The subject property is included in the lands to be rezoned from Deferred Development “D” to the new Low Density Residential – Large Lot (R2) Zone. This letter is written in support of the proposed rezoning, as the R2 Zone permits new single detached dwellings and thereby resolves the City’s main concern with the proposed variances which were previously requested.

Given that the previously requested variance accounted for the Deferred Development Zone regulations and not the new Low Density Residential – Large Lot Zone regulations, there are some additional variances necessary to facilitate the severance which was conditionally approved by the Committee of Adjustment. Accordingly, we recommend a site specific zone be included in the proposed Zoning By-law Amendment which includes the necessary regulations to ensure zoning conformity with the approved severance application.

This site specific Low Density Residential – Large Lot Zone would include the following regulations for single detached dwellings:

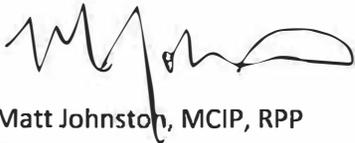
- A minimum permitted lot area of 435.0 m²;

- A minimum permitted lot width of 15.0 metres;
- A minimum permitted setback from a side lot line of 1.25 metres; and,
- A maximum permitted lot coverage of 44%.

Through the implementation of the recommended site specific zone on the subject property, the existing Ontario Land Tribunal appeal could be withdrawn. As previously noted, the City's initial issue with the proposed development surrounded the restriction on new construction of single detached dwellings which has now been addressed through the rezoning of the lands to R2. Accordingly, it can be deemed appropriate to capture the above noted variances in a site specific zone to implement the Committee of Adjustment's decision on the severance and put closure to the ongoing appeal.

We look forward to working with your team in their review of this request. Should you have any questions or require anything further, please do not hesitate to contact the undersigned.

Sincerely,
UrbanSolutions



Matt Johnston, MCIP, RPP
Principal



Scott Beedie, MCIP, RPP
Planner

cc: Ms. Alana Fulford, City of Hamilton
Manchia Arbor Limited
Mr. Patrick Harrington, Aird & Berlis



CHRISTIAN FARMERS FEDERATION OF ONTARIO

ACCREDITED FARM ORGANIZATION

February 22, 2024

Attention: Legislative Coordinator
Planning Committee
City of Hamilton
Hamilton City Hall
71 Main St. W., First Floor
Hamilton, ON L8P 4Y5
Delivered via email: clerk@hamilton.ca

Re: Residential Zones Project

Dear City of Hamilton,

The Christian Farmers Federation of Ontario (CFFO) is an Accredited Farm Organization representing the interests of over 4,000 farm families in Ontario who are called to the vocation of farming. CFFO policy promotes economically, socially, and environmentally sustainable farming, advocating that farmers receive fair return for their production and stewardship efforts.

The CFFO is concerned about the protection of productive agricultural land. This land is highly valuable as a source of food, as a provider of environmental goods and services, and as an economic driver.

The CFFO supports proposed amendments to the Urban Hamilton Official Plan and to City of Hamilton Zoning By-law No. 05-200.

These proposed changes will extend permitted uses within the Low Density Residential Designation, and apply these changes within Ancaster, Flamborough, Glanbrook, former City of Hamilton, and Stoney Creek. As part of these changes, Triplex and Fourplex buildings will be permitted within this zoning designation.

We support these changes because they will allow increased density within the existing settlement area boundaries while maintaining a firm urban boundary limit. This protects productive farmland and other natural features outside settlement area boundaries. Firm urban boundaries also reduce speculation which supports thriving farm businesses. We appreciate your efforts to prevent urban sprawl and protect productive farmland.

We appreciate this opportunity to comment on the proposed changes.

Sincerely,

Ed Scharringa, President
Christian Farmers Federation of Ontario

Jon Bos, President
Christian Farmers Federation of Ontario – Wentworth-Brant District

REPRESENTING FARMERS SINCE 1954

231 Shearson Crescent, Unit 101, Box 2, Cambridge, ON, N1T J5
1-855-800-0306 or 519-837-1620 info@christianfarmers.org www.christianfarmers.org

From: Howard Cole

Sent: February 21, 2024 9:32 PM

To: clerk@hamilton.ca

Cc: Francis, Matt <Matt.Francis@hamilton.ca>; Jackson, Tom <Tom.Jackson@hamilton.ca>; Pauls, Esther <Esther.Pauls@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Tadeson, Mark <Mark.Tadeson@hamilton.ca>; Spadafora, Mike <Mike.Spadafora@hamilton.ca>; McMeekin, Ted <Ted.McMeekin@hamilton.ca>

Subject: Item 10.4 Planning Committee agenda, Friday Feb 23

Dear members of the Planning Committee,

I am a resident of Ancaster (Ward 12), and I am in favour of updates and amendments to the Low Density Residential (R1) and Low Density Residential (R1a) Zones, and Creation of a New Low Density Residential Zone.

These changes will permit, as of right, triplex and fourplex developments in low-density residential areas — an essential step to keep our urban boundary firm, save farmland and wetlands, and to build a more transit-oriented, connected city with lower property taxes.

I also support changes to parking requirements that will see less space devoted to car storage and more space for people. **After all, you were elected to serve human beings, not automobiles.**

Sincerely,
Howard Cole



February 22, 2024

[via email: clerks@hamilton.com]

Sebastian Cumming, Planner II – Zoning By-law Reform
 City of Hamilton
 71 Main Street West
 Hamilton, ON L8P 4Y5

Dear Sebastian Cumming:

**RE: City of Hamilton Parking Standards Review Comments - Losani Homes
 OUR FILE 14196**

On behalf our client, Losani Homes, we have undertaken a review of the proposed City-wide parking standards and draft zoning by-law amendment and would like to provide the following comments for consideration. We are generally supportive of the objective to reduce parking requirements.

We have concerns with the parking rates proposed in Parking Rate Area 3, specifically for zones which currently allow for a reduced parking rate such as the Commercial, Mixed Use and Transit Oriented Corridor Zones. Although the rate has been decreased for a dwelling unit, the introduction and addition of visitor parking requirements has effectively increased the required parking for these zones, and no provisions have been carried forward for a reduction in parking requirements for small units (less than 50 sq. metres).

The current parking rates allow for a reduction in parking for small units and an overall parking rate of 0.7 to 1.0 spaces per unit inclusive of visitor parking. The parking requirements for a multiple dwellings with greater than 5 units have effectively been increased within Parking Area 3.

The following table provides a summary of the currently permits parking rates for a multiple dwelling within a commercial mixed use or transit oriented zone:

Table 1: Current and Proposed Parking Standards for Parking Area 3 (TOC & C5 Zones)

Multiple Dwelling (TOC & C5 Zones)	Current Parking Rates		Proposed Parking Rates	
	Minimum	Maximum	Minimum	Maximum
Dwelling Unit (< 50 sq. m.)	0.3 / unit	1.25 / unit	1.1 / unit (0.85/unit + 0.25 visitor/unit)	2.0 / unit
Dwelling Unit (> 50 sq. m.)				
1-14 units	0.7 / unit	1.25 / unit		
15-50 units	0.85 / unit	1.25 / unit		
51+ units	1.0 / unit	1.25 / unit		

We request that the parking requirements within Parking Area 3, specifically for multiple dwellings, be reviewed to implement the objectives of the parking reform to reduce parking

requirements across the City. The parking rates should not result in a higher rate than what is currently required in the zoning by-law.

We also have concerns with the proposed Parking Area mapping as it does not reflect the planned transit strategy of the City of Hamilton and BLAST network. Reduced parking rates should be implemented in areas planned for rapid transit to support existing and future ridership and implement the City's objectives to implement a higher order transit network. This approach aligns with other City initiatives including Transit Oriented Zones. **We request that the Parking Area mapping be reviewed, and that Parking Rate Area 2 be extended to and apply to all higher-order transit corridors implementing the objectives of the City.**

We also have concerns with the proposed provisions for electric vehicle ready parking and would request that this be removed to allow additional time for review and discussion with the Development Industry.

Please accept this letter as input into the parking standards review for consideration. We would be pleased to meet with staff to discuss our comments. Please contact the undersigned should you have any questions.

Yours truly,
MHBC



Stephanie Mirtitsch, BES, MCIP, RPP
Associate



Melissa Visser, MSc
Intermediate Planner

cc. *William Liske, Losani Homes*
Travis Skelton, Losani Homes



February 22, 2024

[via email: parkingstandardsreview@hamilton.com]

Sebastian Cumming, Planner II – Zoning By-law Reform
City of Hamilton
71 Main Street West
Hamilton, ON L8P 4Y5

Dear Sebastian Cumming:

**RE: City of Hamilton Parking Standards Review – Updates and Amendments to the Low Density Residential (R1) and Low Density Residential (R1a) Zones, and Creation of a New Low Density Residential – Large Lot (R2) Zone, Creation of a New Section 5: Parking, and Technical Amendments to Zoning By-law No. 05-200 (PED22154) - Valery Homes
OUR FILE 20348**

On behalf our client, Valery Homes, we have undertaken a review of the proposed City-wide parking standards and draft zoning by-law amendment proposed in Staff Report PED22154 and would like to provide the following comments for consideration.

We are generally supportive of the objective to reduce parking requirements, including in Area 1.

We have concerns with the parking rates proposed in Parking Rate Area 2 and 3, specifically for zones which currently allow for a reduced parking rate such as the Commercial, Mixed Use and Transit Oriented Corridor Zones. Although the rate has been decreased for a dwelling unit, the introduction and addition of visitor parking requirements has effectively increased the required parking for these zones, and no provisions have been carried forward for a reduction in parking requirements for small units (less than 50 sq. metres). **We request that the parking requirements within Parking Area 2 and 3, specifically for multiple dwellings, be reviewed to implement the objectives of the parking reform to reduce parking requirements across the City to ensure that parking rates either remain the same, or are lowered in these Areas.**

We also have concerns with the proposed Parking Area mapping as it does not reflect the planned transit strategy of the City of Hamilton and BLAST network. Reduced parking rates should be implemented in areas planned for rapid transit to support existing and future ridership and implement the City's objectives to implement a higher order transit network. This approach aligns with other City initiatives including Transit Oriented Zones. **We request that the proposed parking rates along planned higher-order transit corridors be further reviewed to implement the objectives of the City.**

We also have concerns with the proposed provisions for electric vehicle ready parking and the potential implications of costs for house and would request that this be removed to allow additional time for review and discussion with the Development Industry.

Please accept this letter as input into the parking standards review for consideration. We would be pleased to meet with staff to discuss our comments. Please contact the undersigned should you have any questions.

Yours truly,
MHBC

A handwritten signature in cursive script that reads "Smirtitsch". The letter 'S' is large and loops around the start of the name.

Stephanie Mirtitsch, BES, MCIP, RPP
Associate

cc. Amber Lindsay, Valery Homes



February 22, 2024

Via E-mail to: Lisa.Kelsey@hamilton.ca

Chair and Members
Planning Committee
City of Hamilton
71 Main Street West
Hamilton, ON L8P 4Y5

Dear Chair and Members,

Re: City of Hamilton Parking Standards Review – Updates and Amendments to the Low Density Residential (R1) and Low Density Residential (R1a) Zones, and Creation of a New Low Density Residential – Large Lot (R2) Zone, Creation of a New Section 5: Parking, and Technical Amendments

DeSantis Homes has undertaken a review of the proposed City-wide parking standards and draft zoning by-law amendment proposed in Staff Report PED22154 and have on-going concerns which we feel need to be addressed.

Although we are generally supportive of the objective to reduce parking requirements, we believe that they could be better improved to reflect the situation across the City of Hamilton as a whole.

One our concerns is related to the proposed provisions for Electric Vehicle (EV) ready parking and the potential implications on our developments., As one can appreciate, allocation of services is a consideration made when evaluating any proposed development. We are therefore concerned that the lack of capacity by hydro providers such as Alectra and HydroOne to accommodate 100% of parking spaces with EV capabilities could inherently undermine the intentions of Council. We believe that a more prudent approach involving all stakeholders could result in the desired outcome of Council.

We would be pleased to meet with staff to discuss our comments. Please feel free to contact the undersigned should you have any questions.

Regards,

A handwritten signature in blue ink, appearing to read 'Fernando Puga', is written over a light blue horizontal line.

Fernando Puga
Land Development Manager,
DeSantis Homes

February 22, 2024

Via E-mail to: Lisa.Kelsey@hamilton.ca

Chair and Members
Planning Committee
City of Hamilton
71 Main Street West
Hamilton, ON L8P 4Y5

Dear Chair and Members,

Re: City of Hamilton Parking Standards Review – Updates and Amendments to the Low Density Residential (R1) and Low Density Residential (R1a) Zones, and Creation of a New Low Density Residential – Large Lot (R2) Zone, Creation of a New Section 5: Parking, and Technical Amendments

Winona Point Joint Venture Inc., (DeSantis, Melrose and Valery) has undertaken a review of the proposed City-wide parking standards and draft zoning by-law amendment proposed in Staff Report PED22154 and have on-going concerns which we feel need to be addressed.

Although we are generally supportive of the objective to reduce parking requirements, we believe that they could be better improved to reflect the situation across the City of Hamilton as a whole.

One our concerns is related to the proposed provisions for Electric Vehicle (EV) ready parking and the potential implications on our developments., As one can appreciate, allocation of services is a consideration made when evaluating any proposed development. We are therefore concerned that the lack of capacity by hydro providers such as Alectra and HydroOne to accommodate 100% of parking spaces with EV capabilities could inherently undermine the intentions of Council. We believe that a more prudent approach involving all stakeholders could result in the desired outcome of Council.

We would be pleased to meet with staff to discuss our comments. Please feel free to contact the undersigned should you have any questions.

Regards,



Fernando Puga
Land Development Manager,
Winona Point Joint Venture Inc.,



WELCOME TO THE CITY OF HAMILTON

PLANNING COMMITTEE

February 23, 2024

PED22154(a) –

Updates and Amendments to the Low Density Residential (R1) and Low Density Residential (R1a) Zones, and Creation of a New Low Density Residential – Large Lot (R2) Zone, Creation of a New Section 5: Parking, and Technical Amendments to Zoning By-law No. 05-200 as Phase 2 of the Residential Zones Project

Presented by: Alana Fulford



Reimagining Neighbourhoods – Residential Zones Project



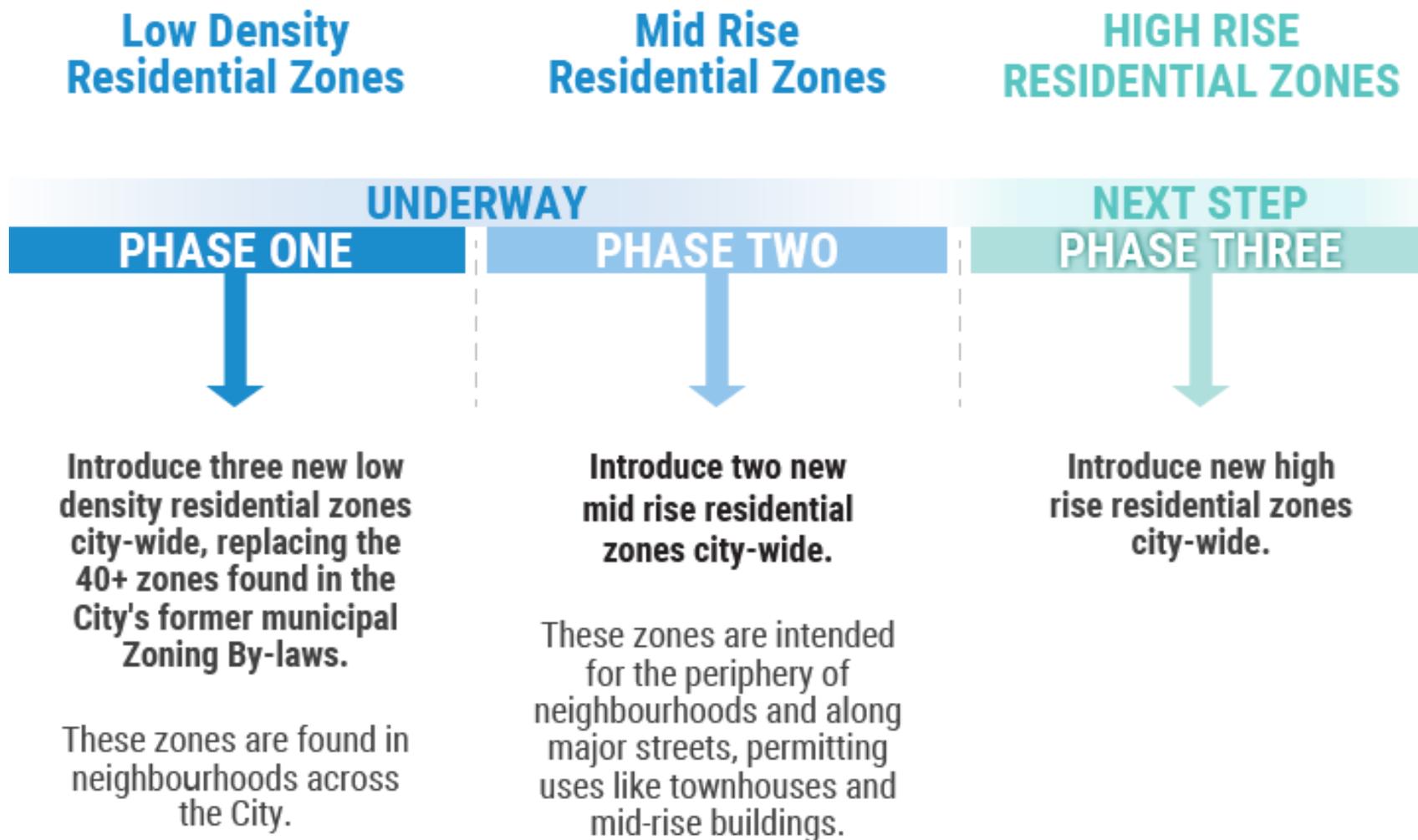
REIMAGINING NEIGHBOURHOODS



The Residential Zones Project is:

- Creating a new set of residential zones in Zoning By-law No. 05-200 so that all residentially zoned properties city-wide in the urban area are subject to a consistent set of zone standards.
- Expanding the types of housing permitted in residential zones to provide greater housing options within and along the periphery of neighbourhoods.

Residential Zones Project Phases



REIMAGINING NEIGHBOURHOODS



Low Density Residential Zones

Official Plan Review



CULTURAL HERITAGE



URBAN STRUCTURE



CLIMATE RELATED



GROWTH MANAGEMENT



PROVINCIAL PLANS



TRANSPORTATION



INFRASTRUCTURE

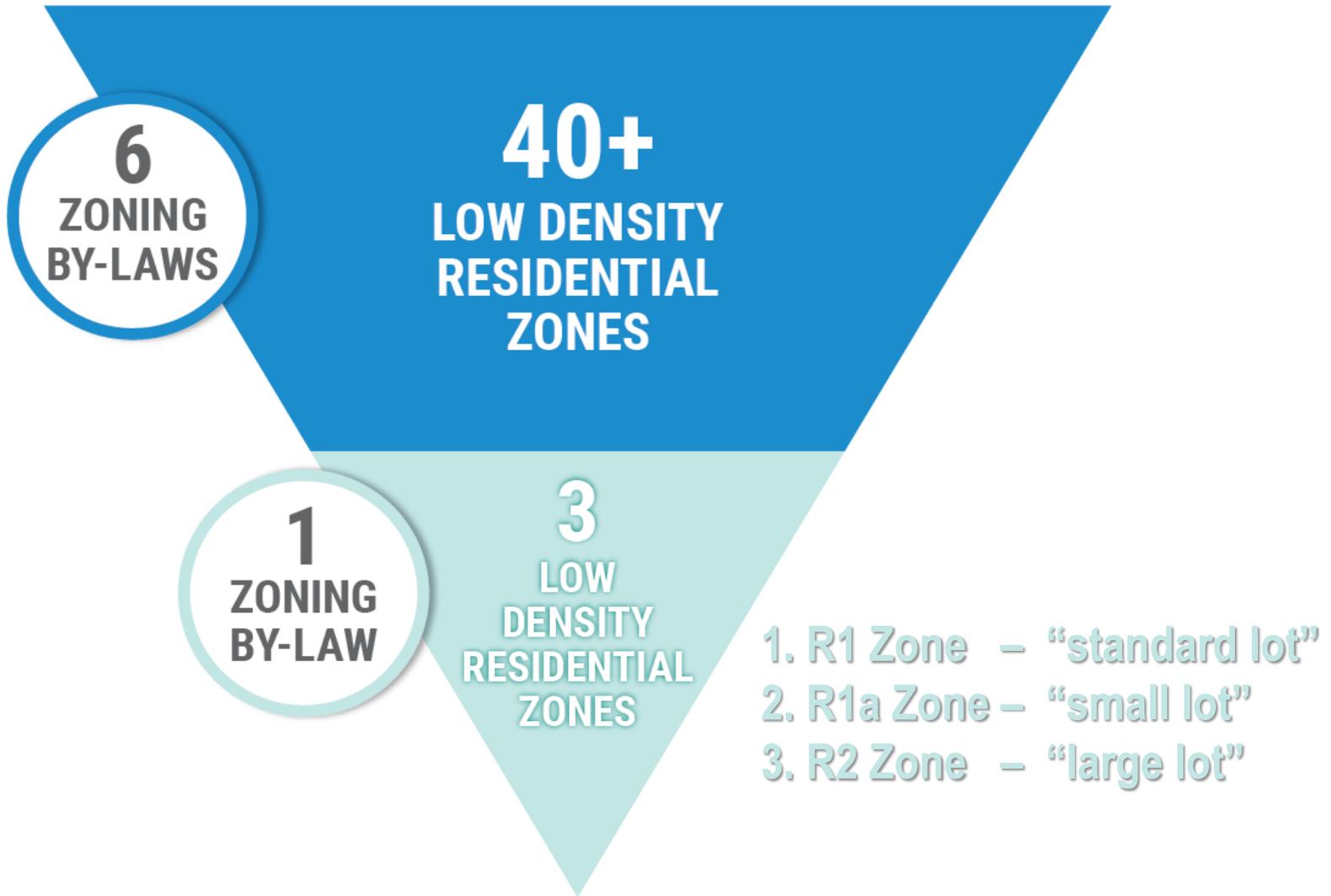


EMPLOYMENT

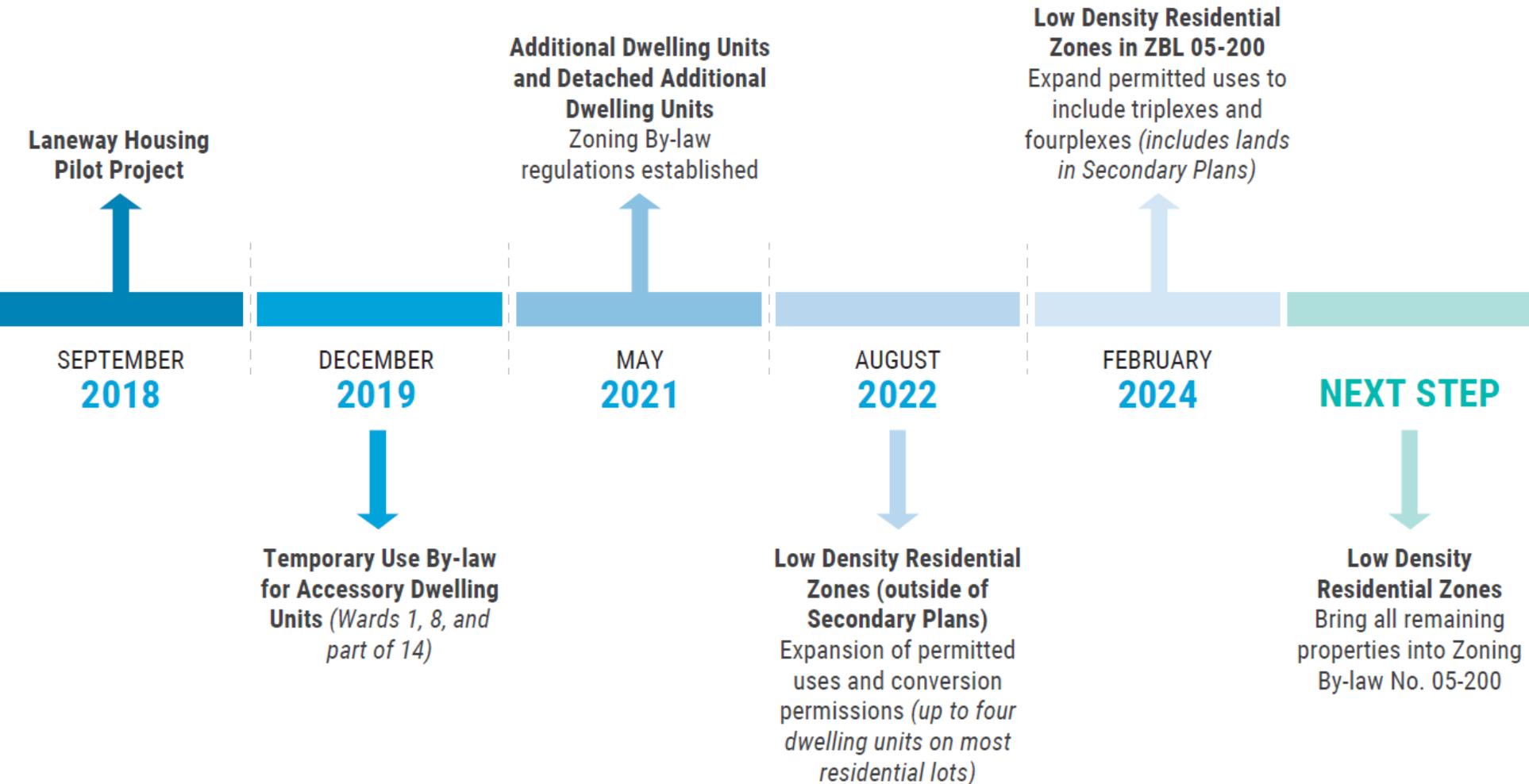


HOUSING

NEW Low Density Residential Zones in Zoning By-law No. 05-200



Providing Housing Choice in Hamilton's Neighbourhoods



Changes to Low Density Residential Zones are intended to...

Removes the barriers of exclusionary zoning which restricts the types of housing permitted in neighbourhoods.



Promotes sustainable growth that makes use of existing infrastructure and services.

Provides housing choice and more affordable housing options for residents

Provides more housing options for residents at various stages of life.



Single Detached and Duplex Dwellings

Semi-detached Dwellings

Triplex

Fourplex

Street Townhouse

REIMAGINING NEIGHBOURHOODS



Low Density Residential Zones Phase 1 – August 2022

Low Density Residential - Phase 1

- Created two new residential zones in Zoning By-law No. 05-200 which were applied to the former City of Hamilton.

SECTION 15: RESIDENTIAL ZONES

ZONING BY-LAW

15.1 LOW DENSITY RESIDENTIAL (R1) ZONE

Explanatory Note: The R1 Zone applies to low density residential areas. It represents the predominant residential lot size in the City of Hamilton. The intent of the R1 Zone is to permit a range of low density residential housing types to meet the needs of the residents of the city.

15.2 LOW DENSITY RESIDENTIAL – SMALL LOT (R1a) ZONE

Explanatory Note: The R1a Zone applies to low density residential areas where lots are typically smaller than those in the R1 Zone. The R1a Zone is prevalent in older neighbourhoods across the Lower City. The intent of the R1a Zone is to permit a range of low density residential housing types to meet the needs of the residents of the city.

Low Density Residential - Phase 1

- **Expanded the uses permitted** in all Low Density Residential (LDR) Zones;
- Existing dwellings permitted to **convert** to contain up to **3 Additional Dwelling Units**;
- **Detached Additional Dwelling Units** permitted on most residential properties in the urban area.

RESULT: most low density residential properties are permitted to contain up to **4 dwelling units**.

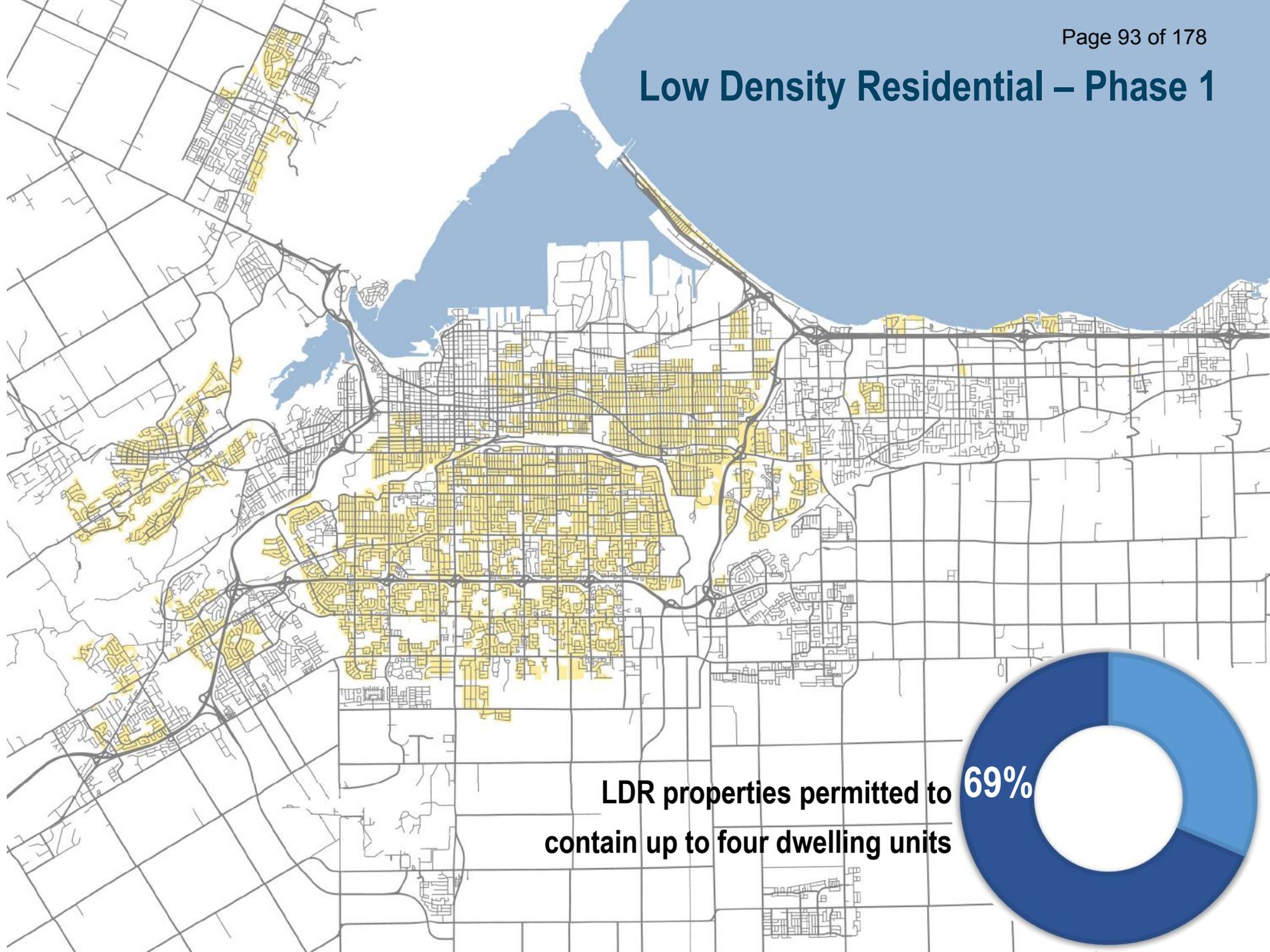


Single Detached and
Duplex Dwellings

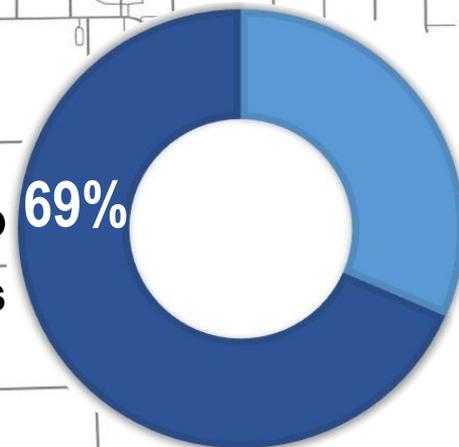
Semi-detached
Dwellings

Street Townhouse

Low Density Residential – Phase 1



**LDR properties permitted to
contain up to four dwelling units**



REIMAGINING NEIGHBOURHOODS



Low Density Residential Zones Phase 2

Low Density Residential – Phase 2

Types of Housing Permitted	R1 Zone “standard lot”	R1a Zone “small lot”	R2 Zone “large lot” [new]
Single Detached Dwelling	✓	✓	✓
Semi-Detached Dwelling	✓	✓	✓
Duplex Dwelling	✓	✓	✓
Triplex Dwelling [new]	✓	✓	✓
Fourplex Dwelling [new]	✓	✓	✓
Street Townhouse Dwelling	✓	✓	✓



Single Detached and Duplex Dwellings

Semi-detached Dwellings

Triplex

Fourplex

Street Townhouse

Low Density Residential - Phase 2

Phase 1

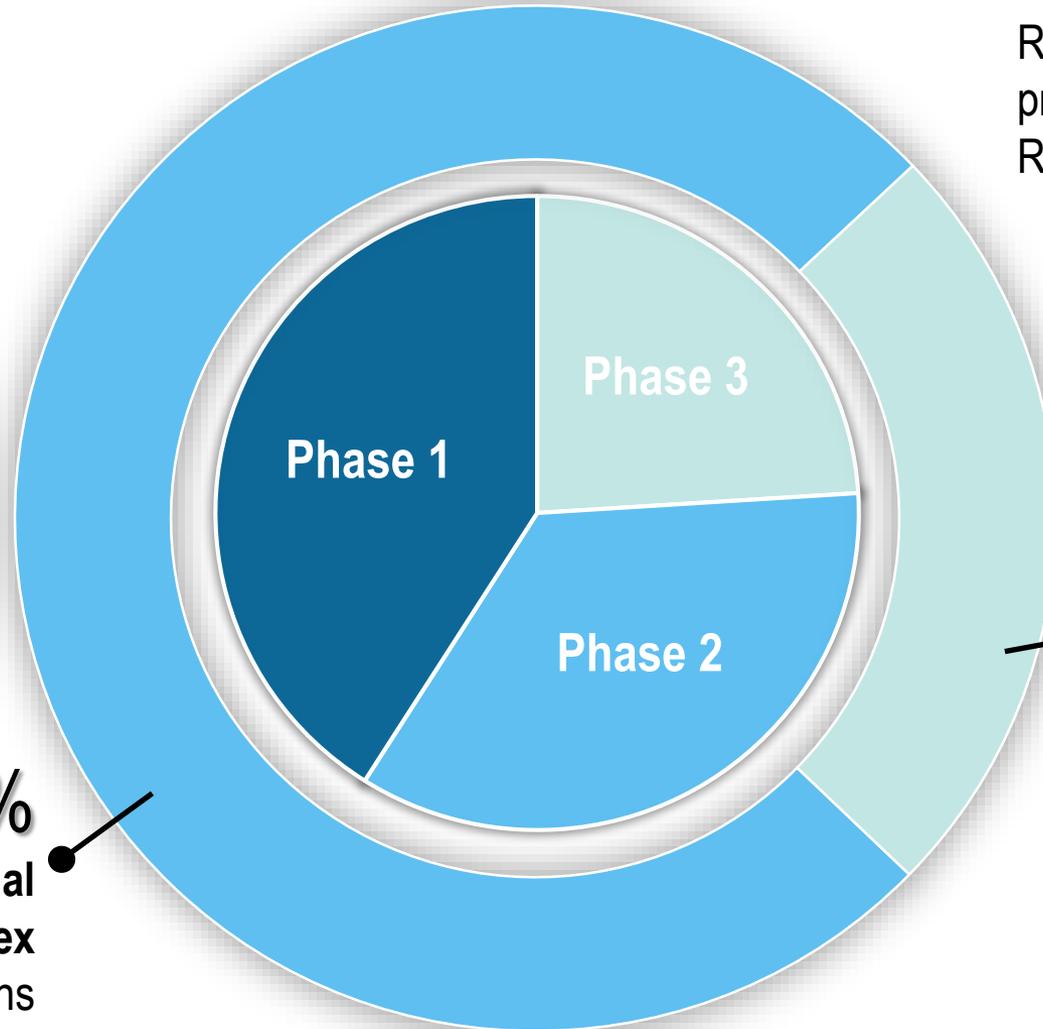
R1 Zone "standard lot"
R1a Zone "small lot"

Phase 2

R1 Zone "standard lot"
R1a Zone "small lot"
R2 Zone "large lot"

Phase 3

Remaining LDR
properties to be zoned
R1, R1a, or R2



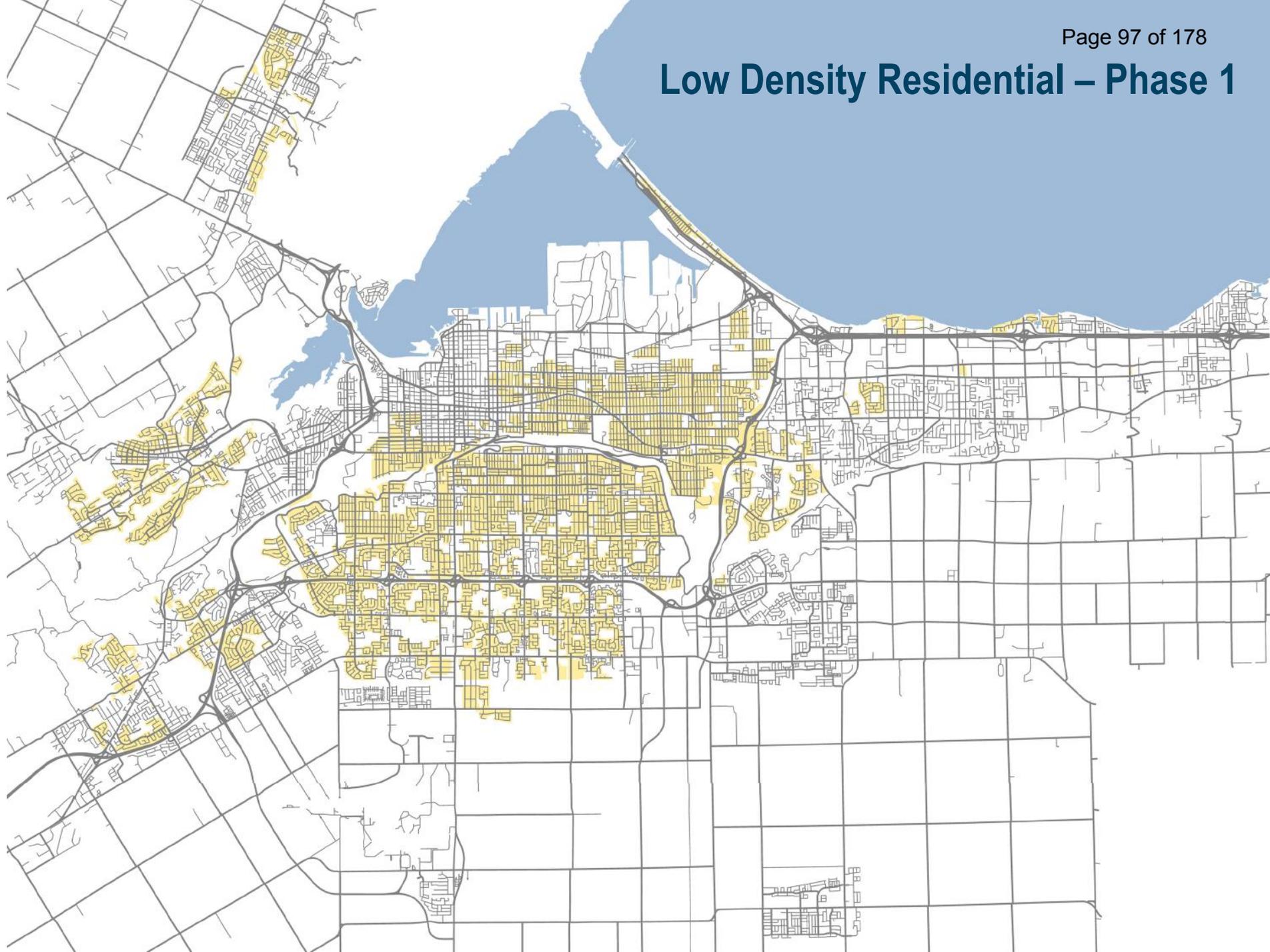
75%

Low Density Residential
properties with **fourplex**
permissions

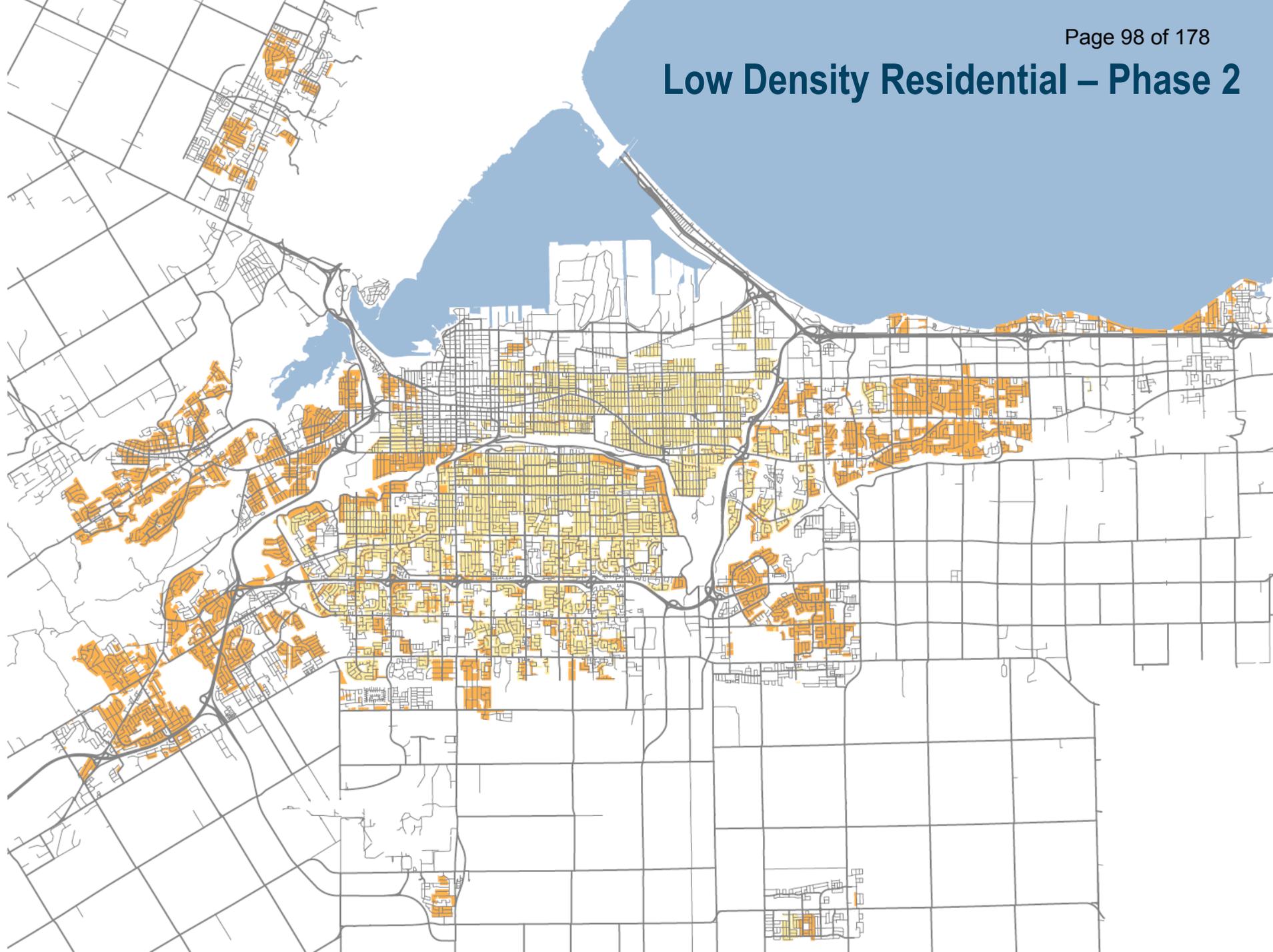
25%

Remaining **Low Density Residential**
properties to be
added to Zoning
By-law No. 05-200
in **Final Phase**

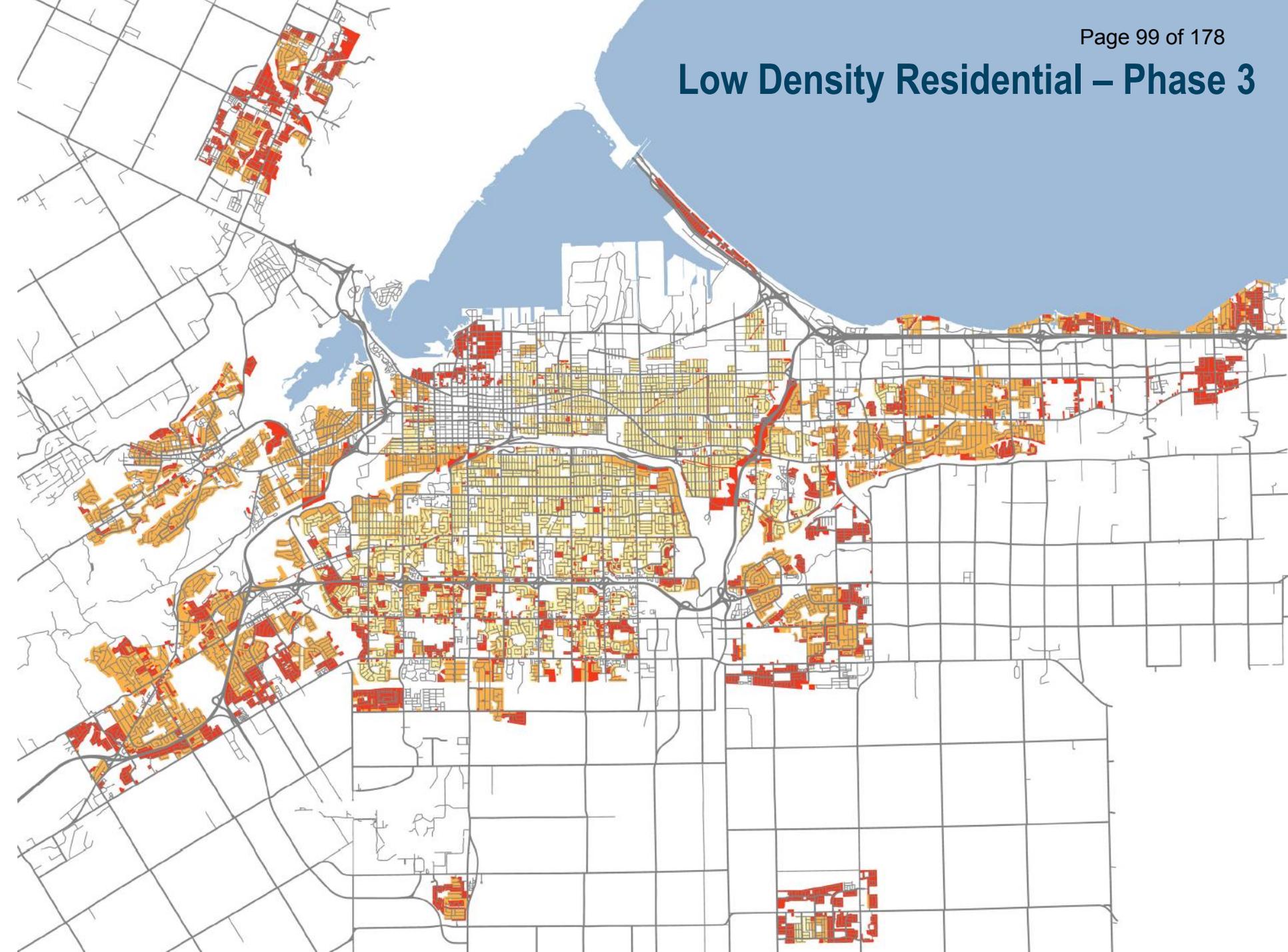
Low Density Residential – Phase 1



Low Density Residential – Phase 2



Low Density Residential – Phase 3



Low Density Residential Phase 1 & 2 – In Summary

Phase 1

- Expanded the uses permitted in Low Density Residential Zones
- Most low density residential properties in the urban area permitted to contain up to four dwelling units (through conversions and Detached ADU permissions).
- Did not include Secondary Plan areas.

Phase 2

- Introducing triplex and fourplex permissions.
- Extending the permissions to certain Low Density Residential designations in Secondary Plans.
- Bringing more properties into Zoning By-law No. 05-200; the majority of low density residential properties are now in the City's comprehensive Zoning By-law.

Low Density Residential – Final Phase

- To incorporate remaining Low Density Residential properties into Zoning By-law No. 05-200
 - Properties with an existing special exception
 - Properties with split zoning e.g. residential / open space
 - Secondary Plans
 - Remaining Low Density Residential Designations
 - Secondary Plans not included in this amendment

REIMAGINING NEIGHBOURHOODS



Neighbourhood Infill Design Guidelines

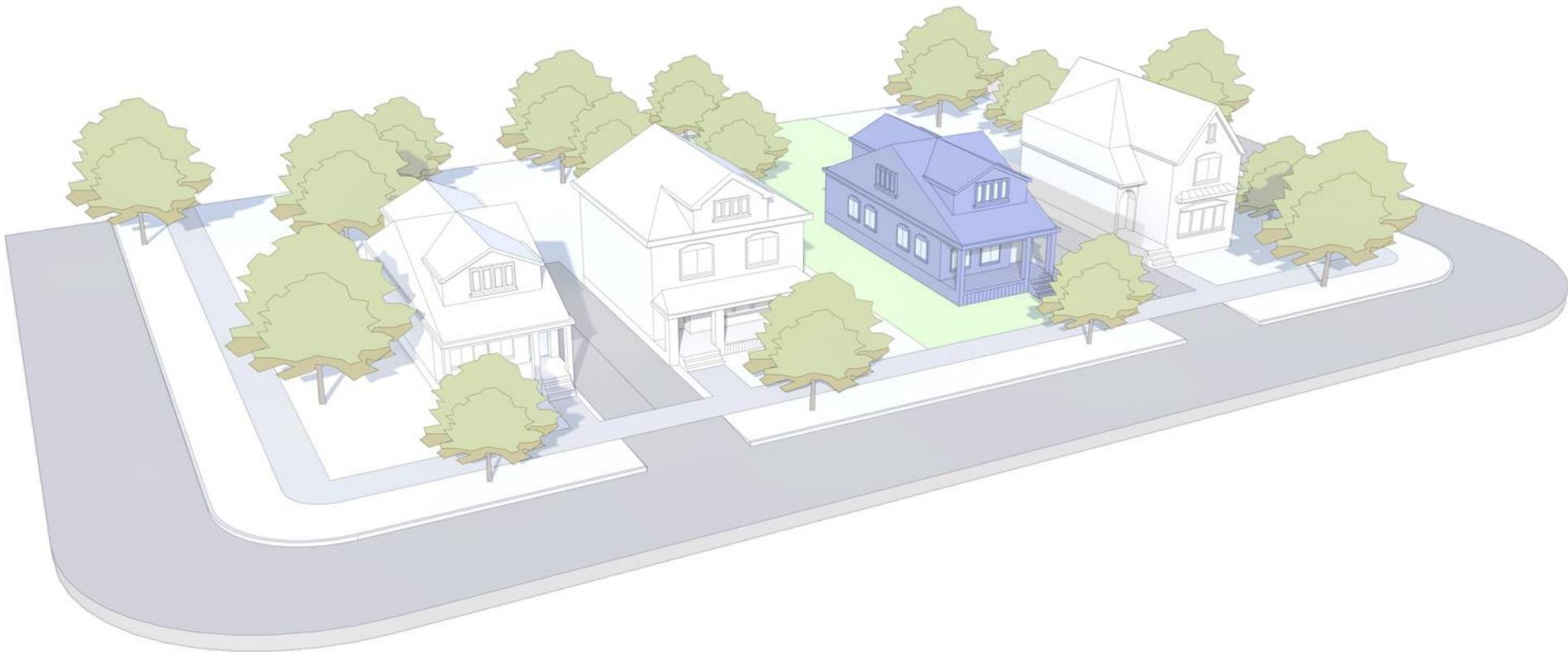
Purpose

- Guide infill development in neighbourhoods to promote high quality building and site design to complement the existing streetscape.
- To be used by **planners** in the evaluation of applications for multiplex development and by **architects and designers** to guide site and building design.
- Informed the development of zoning regulations for fourplexes.

The Guidelines

Site Design	Built Form
Landscaping	Massing
Grading	Height / Transition
Parking	Setbacks
Amenity Areas	Façade Treatment
Waste Storage	
Bicycle Parking	

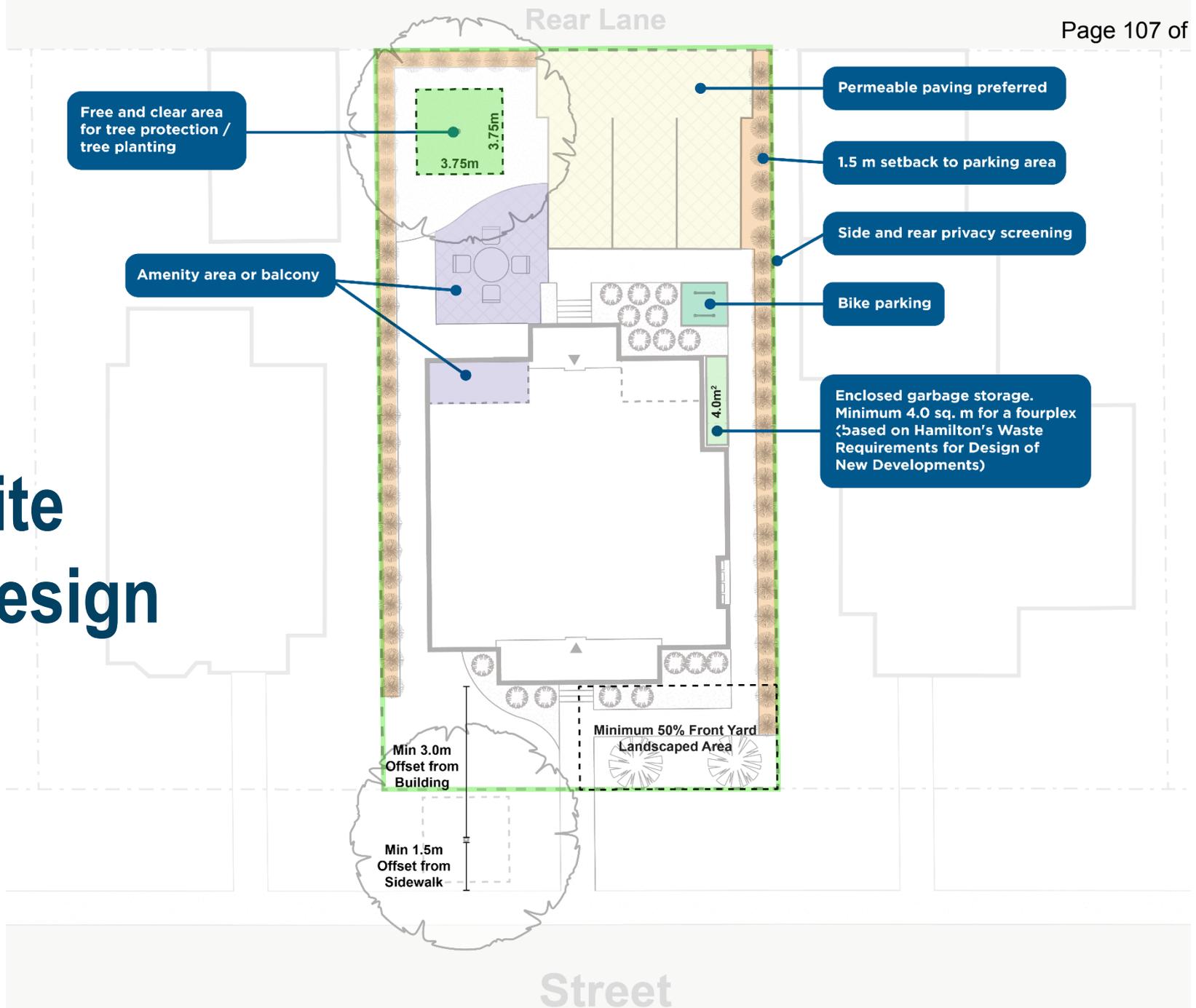
Integrating Infill Development



Integrating Infill Development

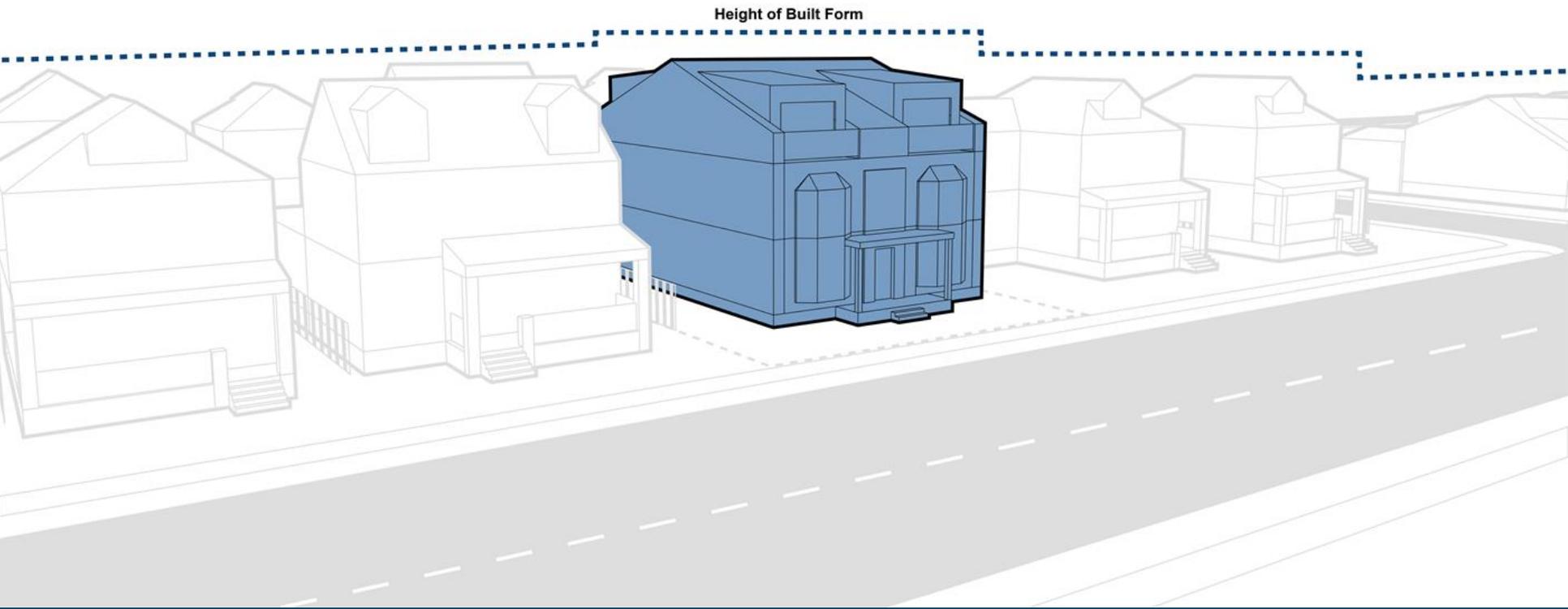


Site Design

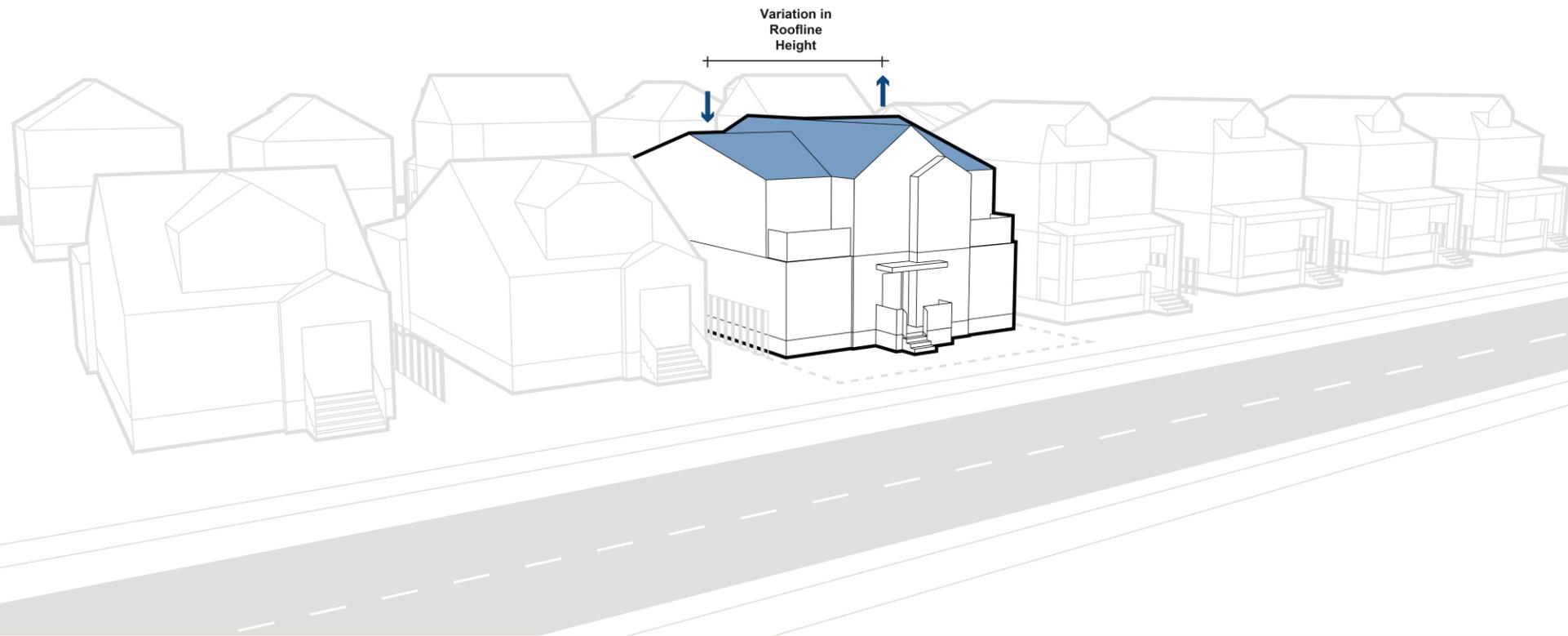


Street

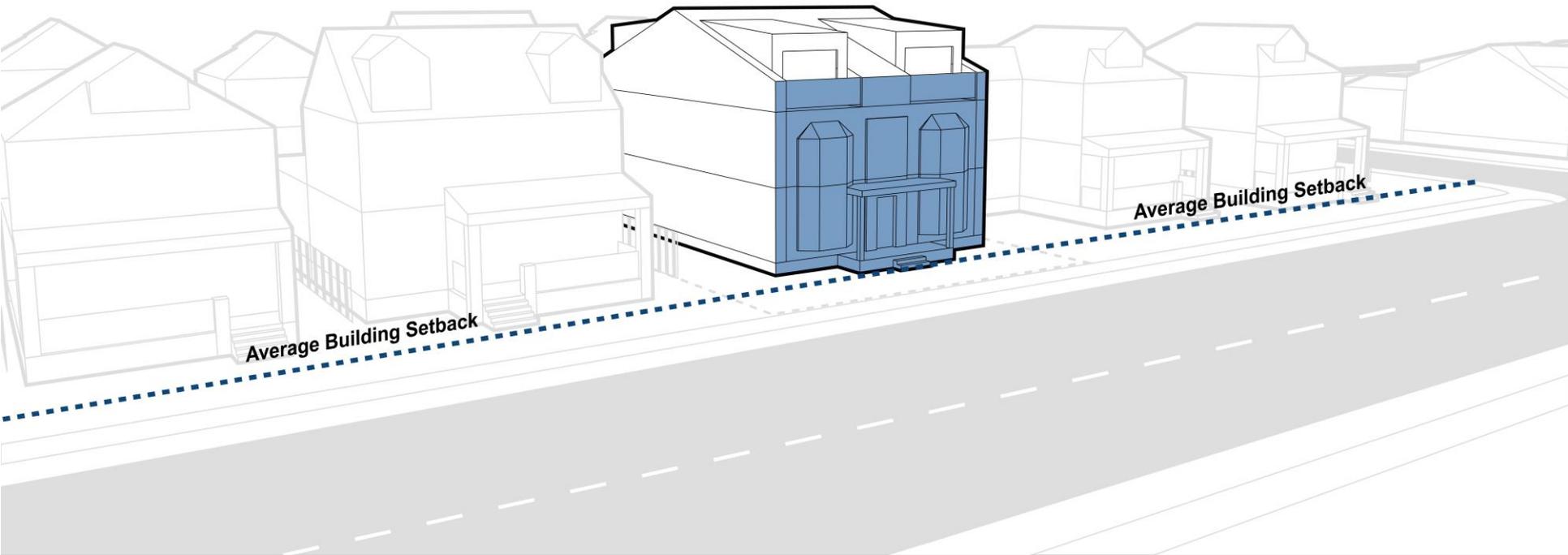
Built Form - Height



Built Form – Height and Massing



Built Form - Setbacks



REIMAGINING NEIGHBOURHOODS



Public Engagement

Project Webpage



1,900 Visitors

8,000 Interactions
(Webpage views, scrolls, and clicks)

Podcast Interview



1 Podcast interview

Story Map and Survey



221 Survey Responses

Advisory Committee Meetings



3 Meetings
65 Participants

Public Information Meetings



2 Meetings
220 Registrants
151 Attendees

Development Industry Workshop



1 Workshop
10 Attendees

Community Pop-ups



8 Pop-ups
5 Survey Completions
36 Email Registrations
650 Postcards Distributed
110 One-on-One Conversations

Community Pop-Up Events

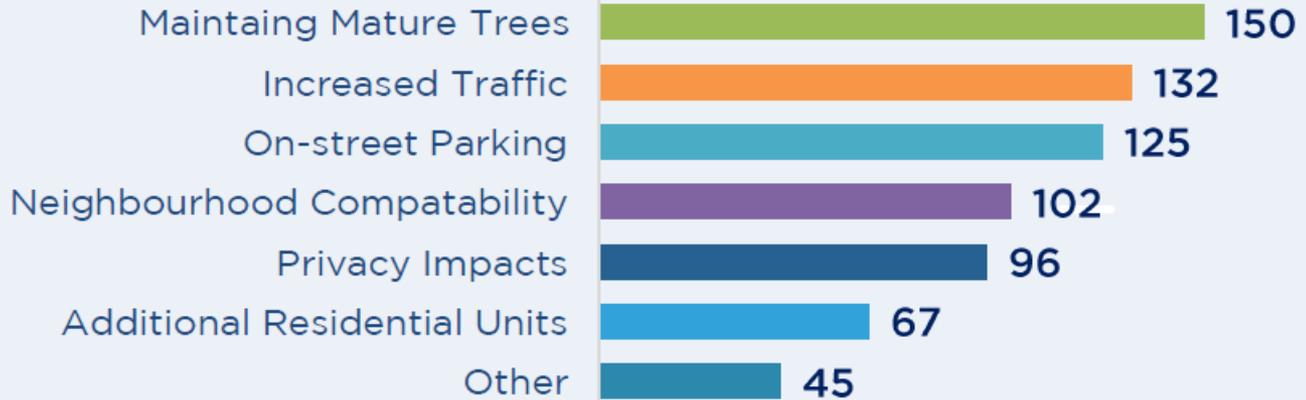


Reimagining Neighbourhood Videos

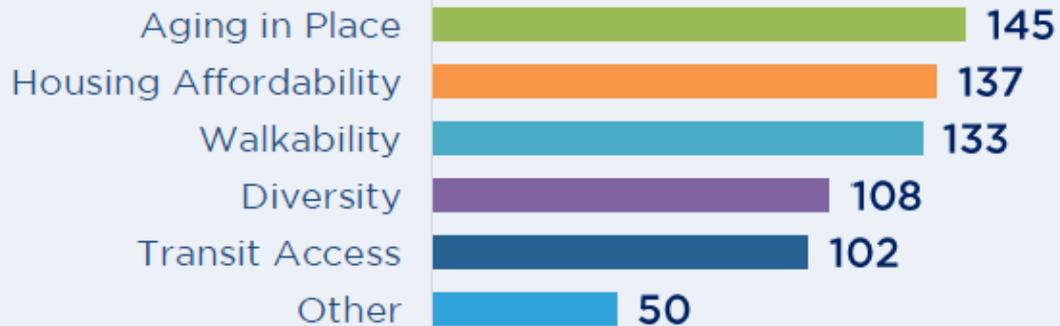


Reimagining Neighbourhoods Survey

Priority concerns for building within neighbourhoods



Benefits of New Housing Options in Hamilton



ENGAGE HAMILTON

REIMAGINING

NEIGHBOURHOODS



- Hosted the survey
- Posted survey results – “What We’ve Heard”
- Posted recordings of the two Virtual Public Information Meetings
- Provided access to the draft zoning maps and draft Neighbourhood Infill Design Guidelines

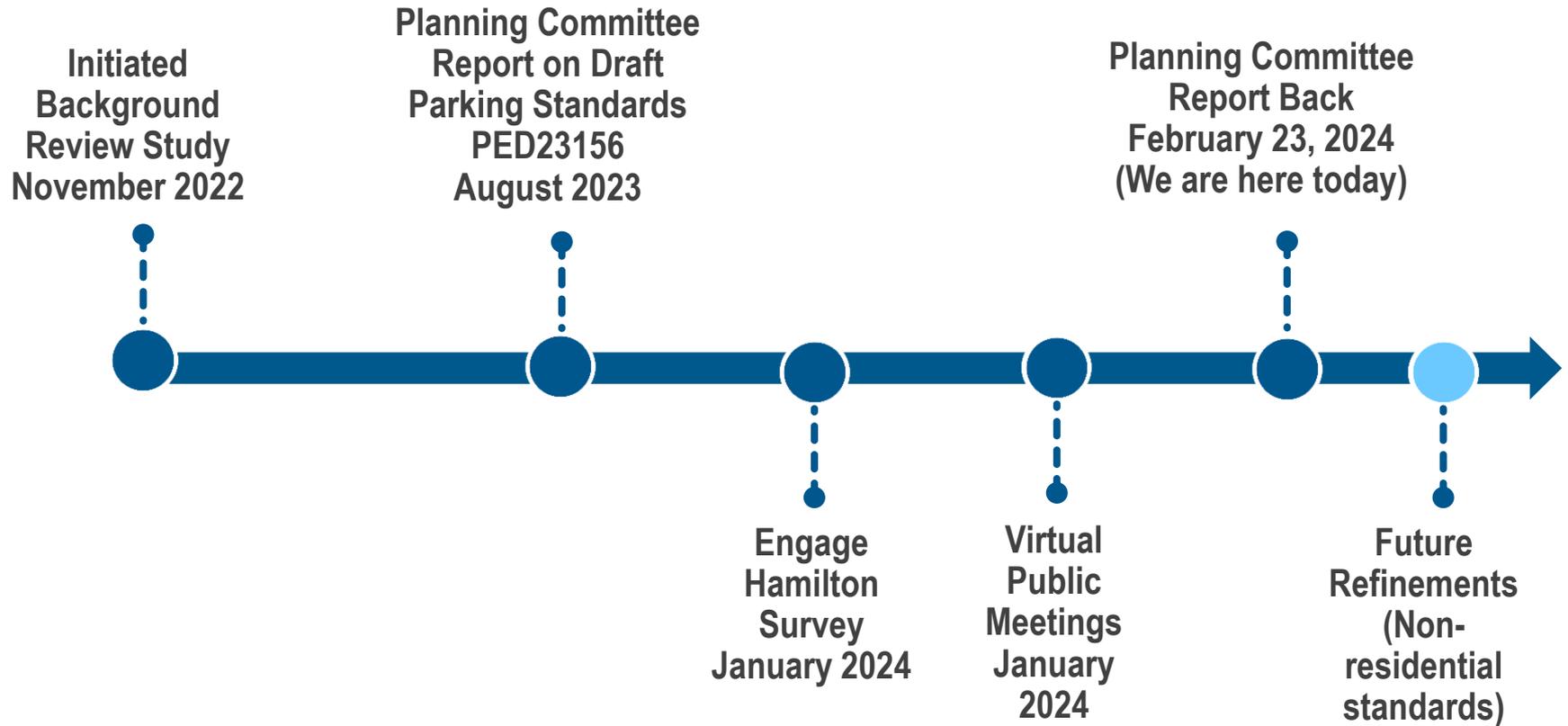
PARKING STANDARDS REVIEW



Parking Standards Review Overview

- Purpose of review was to inform updates and modifications to the City's Zoning By-laws that regulate the provision of parking for new development or redevelopment
- Focus of update was on parking standards for residential development as well as some initial adjustments to non-residential standards
- Scope includes matters related to amount, location, size and design of parking spaces, as well as supporting policies
- Review took into account key considerations including housing affordability, linkages to environment and sustainable transportation goals – but also taking into account the needs of existing residents and known issues within neighbourhoods

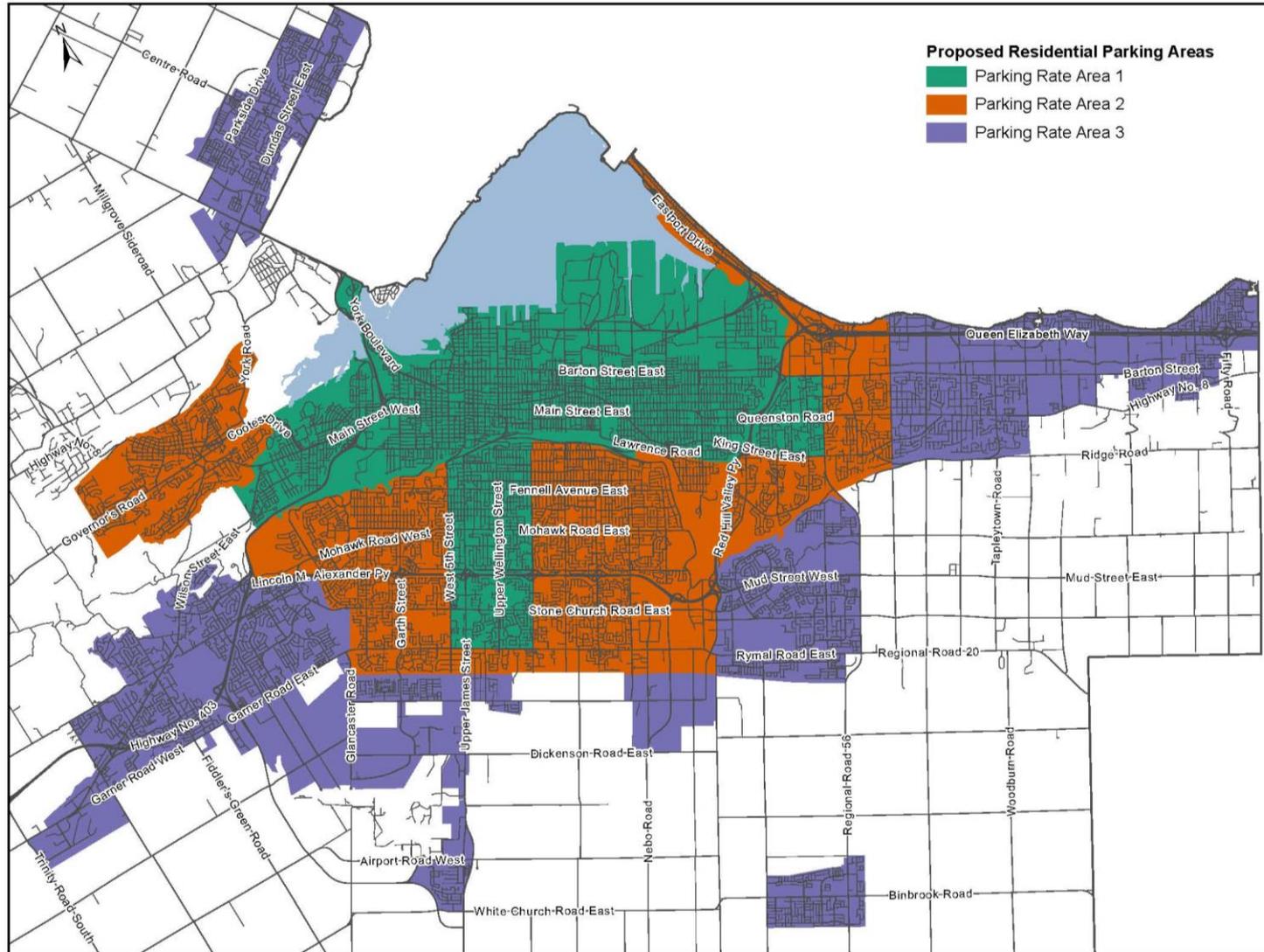
Parking Standards Review Timelines



Summary of Proposed Changes to Parking By-law

- Adopt a geographical-based approach for establishing parking standards
- Eliminate minimum parking requirements for developments within areas that are highly transit supportive and are planned to accommodate higher density mixed use development
- Introduce specific minimum requirements for visitor parking
- Maintain minimum parking standards in other areas, but at lower rates to provide greater flexibility and more affordable housing options
- Expansion of the use of parking maximums
- Adjustments to accessible parking and bicycle parking requirements
- Introduction of new requirements for parking spaces to be “EV Ready”

Proposed Parking Geographies



Parking Zoning Regulations – Technical Changes

- The scope of proposed changes provides opportunity to improve usability and transparency of the parking zoning regulations
- Section 5 – Parking of Hamilton Zoning By-law 05-200 restructuring:
 - Similar regulations grouped together based on topic
 - Sequencing regulations more hierarchically to improve ease of use
- Clarification of methodologies to improve consistency and transparency in applying the regulations

THE CITY OF HAMILTON

SECTION 5: PARKING

ZONING BY-LAW

Where this By-law requires the provision of parking facilities, no lands shall be used and no building shall be used or erected in any zone unless there are provided and maintained facilities for parking in accordance with the following regulations and Parking Schedules, unless otherwise specifically provided for in this By-law.

5.1 PARKING SUPPLY REQUIREMENTS AND RESTRICTIONS

5.1.1 MINIMUM REQUIRED NUMBER OF PARKING SPACES

What We Heard on the Draft Parking Standards

Survey Highlights:

- 59% of respondents either strongly agreed or moderately agreed with eliminating minimum parking requirements
- 74% of respondents agreed with the geographical based approach with 26% indicating preference to the applying the same standards across all areas of the City

General Feedback:

- Appears to be general support for proposed changes from those that provided comments
- Public understand links between parking requirements and broader city issues such as housing affordability
- Some concern about risk of parking spill over, but recognition that one response is less car dependence over time

Future Work

- Conduct more a more in-depth review of all non-residential parking standards
- Update Cash-in-Lieu of Parking By-law
- Continue to advance work on related policy changes identified in August 15th Report to Planning Committee including
 - Qualifications for Residential Parking permits (currently only available to residents living in dwellings of 3 units or less)
 - Options for elimination of Residential Boulevard Parking Program (Front yard parking)
- Monitor industry responses to new parking standards and evaluate impacts of changes

Residential Zones Project - Next Steps



Ongoing Secondary Plan Review to:

- Implement the Low Density Residential policies of Vol. 1 of the UHOP through a future comprehensive amendment to Secondary Plan policies and schedules.
- Review and update the Medium Density and High Density Designations in Secondary Plans.



THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE



WELCOME TO THE CITY OF HAMILTON

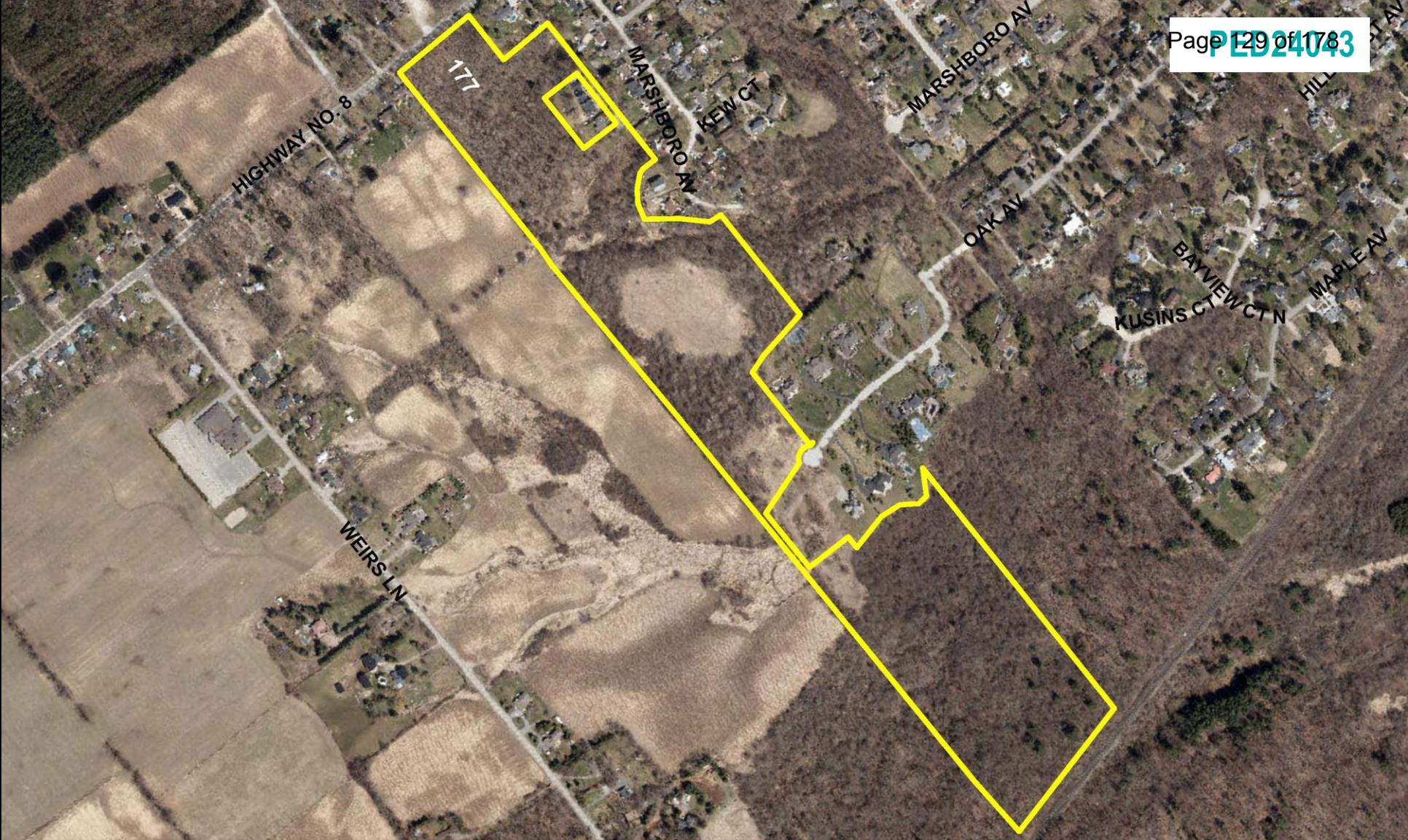
PLANNING COMMITTEE

February 23, 2024

PED24043 – (FL/A-24:04)

Request for Direction to Proceed with Appeal of Committee of Adjustment Decision to Approve Consent Application FL/B-20:01 and Minor Variance Application FL/A-20:04, for Lands Located at 177 Highway 8, Flamborough.

Presented by: Joe Buordolone

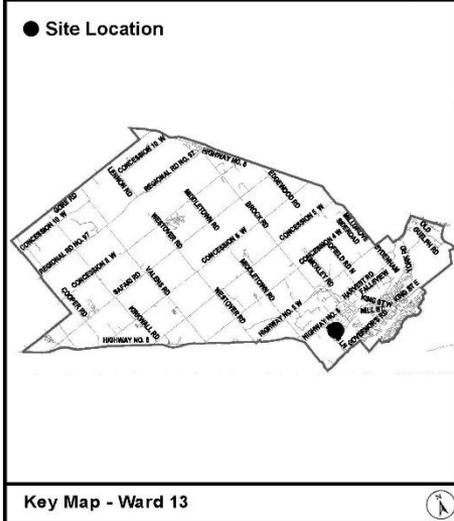
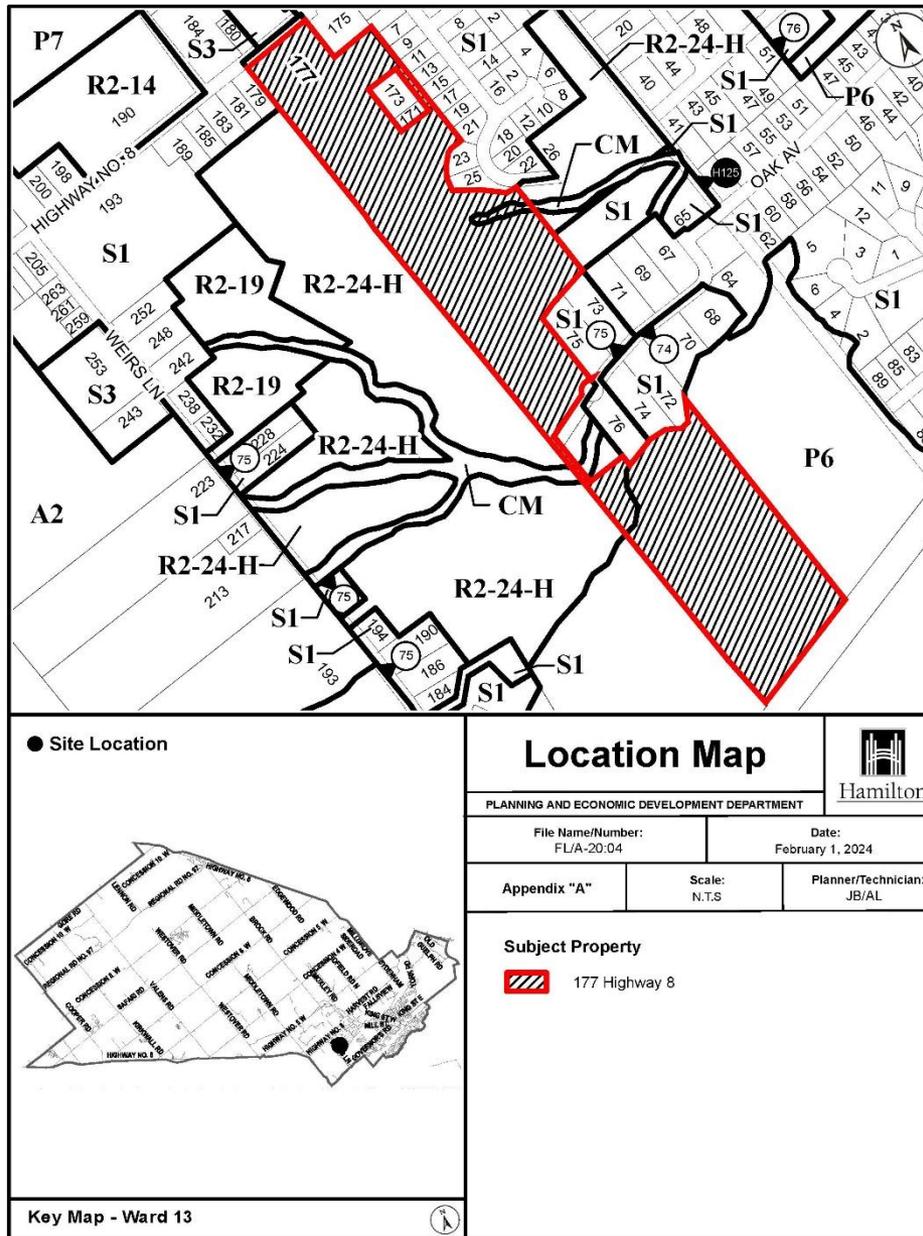


SUBJECT PROPERTY



177 Highway No. 8, Flamborough





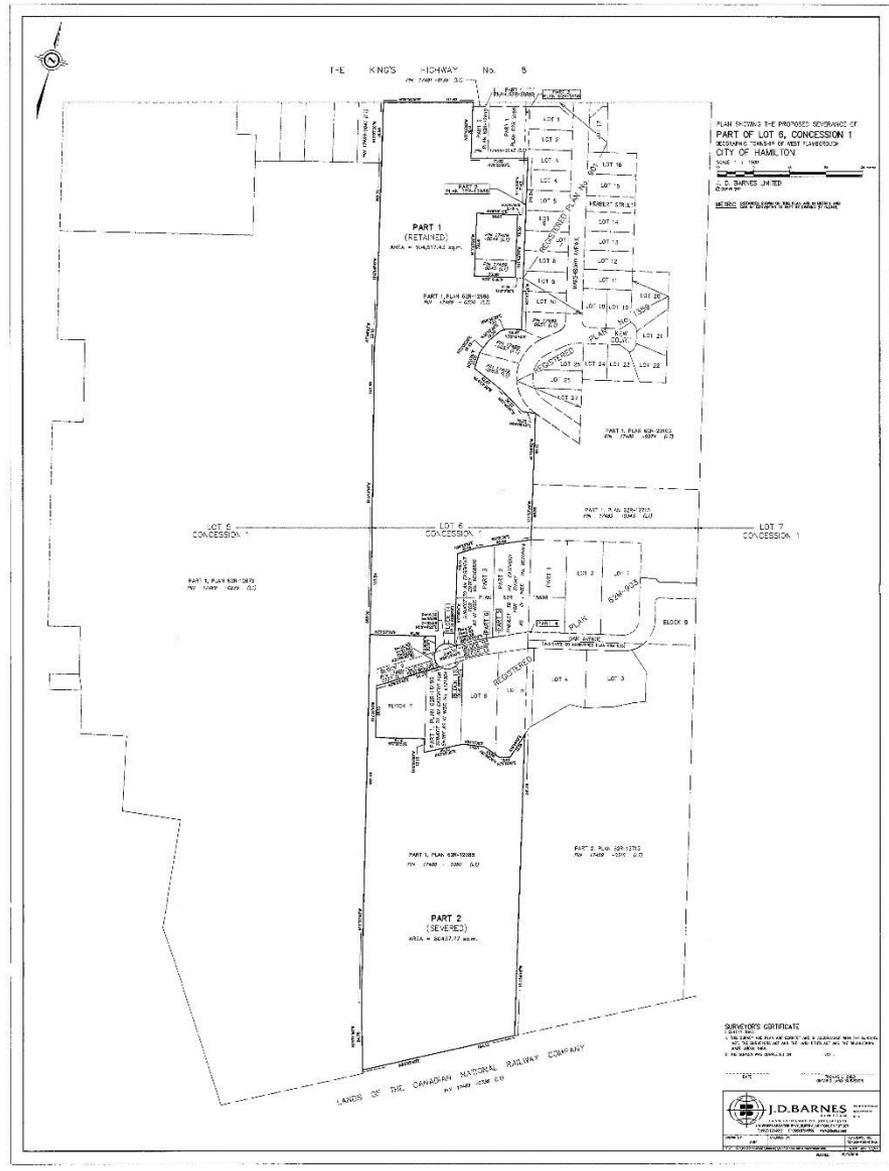
Location Map

Hamilton
 PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number: FL/A-20.04	Date: February 1, 2024
Appendix "A"	Scale: N.T.S.
Planner/Technician: JB/AL	

Subject Property

177 Highway 8





Looking West at Subject Site



Looking Southwest at Subject Site



Looking East from Subject Site along Oak Avenue



Adjacent Properties along Oak Avenue



Ajdacent Property along Oak Avenue



THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE



WELCOME TO THE CITY OF HAMILTON

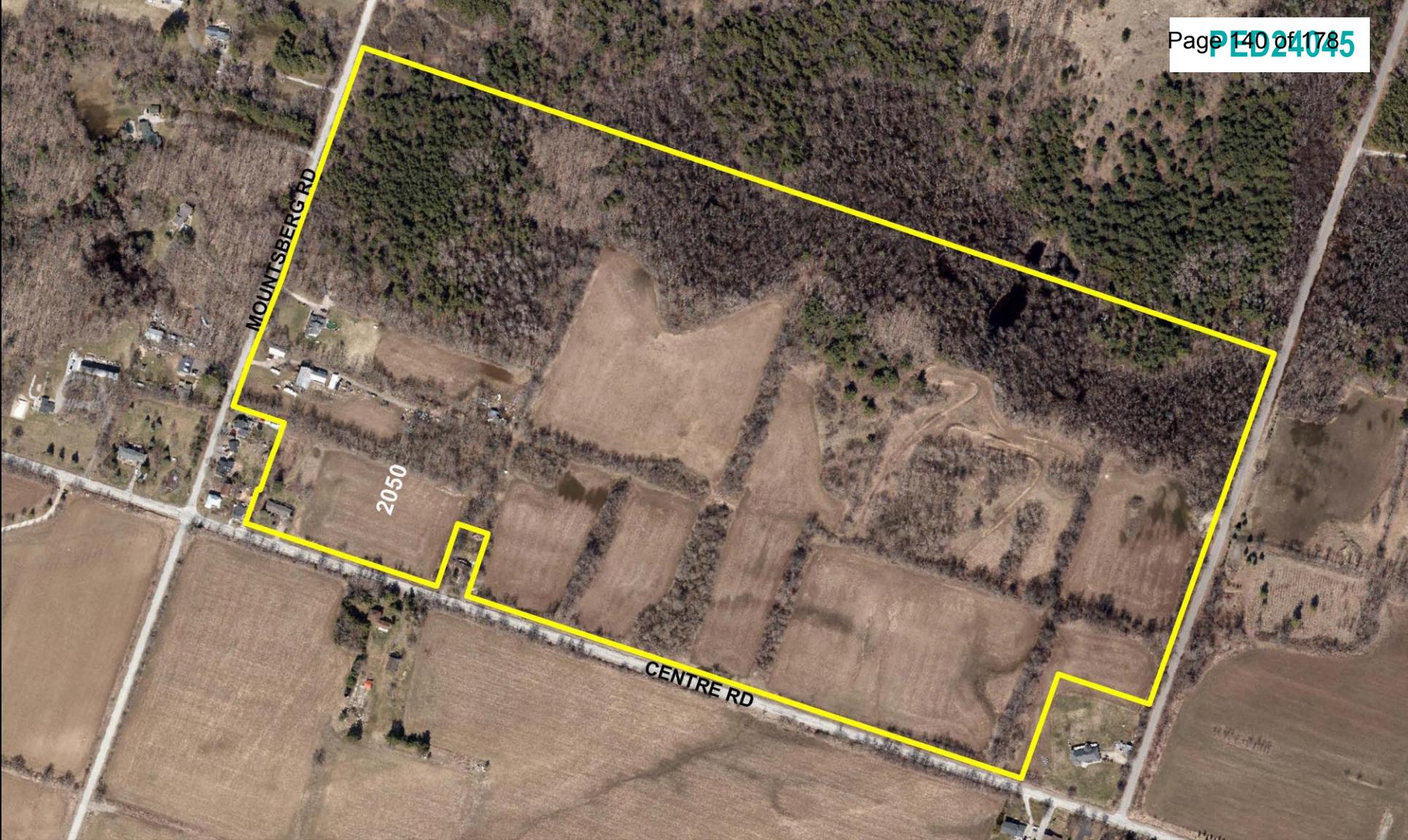
PLANNING COMMITTEE

February 23, 2024

PED24045 – (FL/A-23:73)

Request for Direction to Proceed with Appeal of Committee of Adjustment Decision to Approve Consent Application FL/B-23:73 for Lands Located at 2050 Centre Road, Flamborough.

Presented by: Joe Buordolone

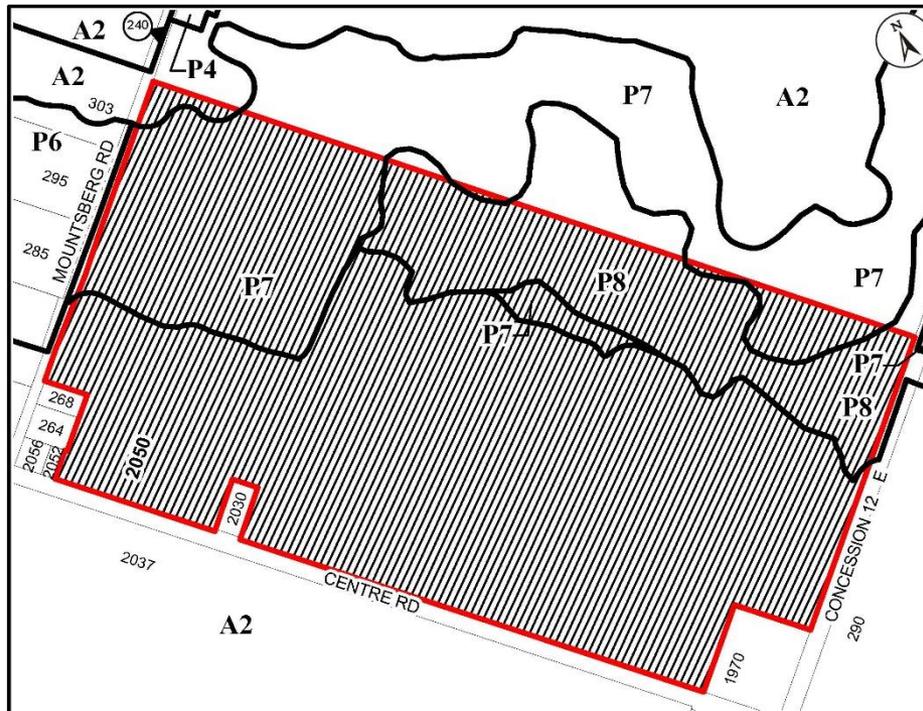


SUBJECT PROPERTY

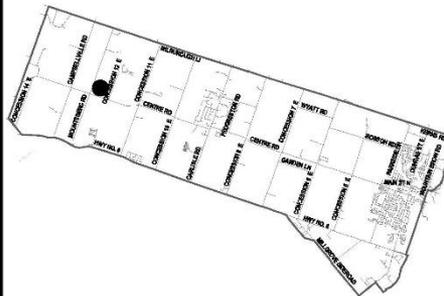


2050 Centre Road, Flamborough





● Site Location



Key Map - Ward 15

Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		
File Name/Number: FL/B-23:73	Date: January 31, 2024	
Appendix "A"	Scale: N.T.S	Planner/Technician: JB/AL

Subject Property
 2050 Centre Road



2050 Centre Road Subject Site



Looking South along Centre Road



Looking North along Centre Road



THANK YOU FOR ATTENDING

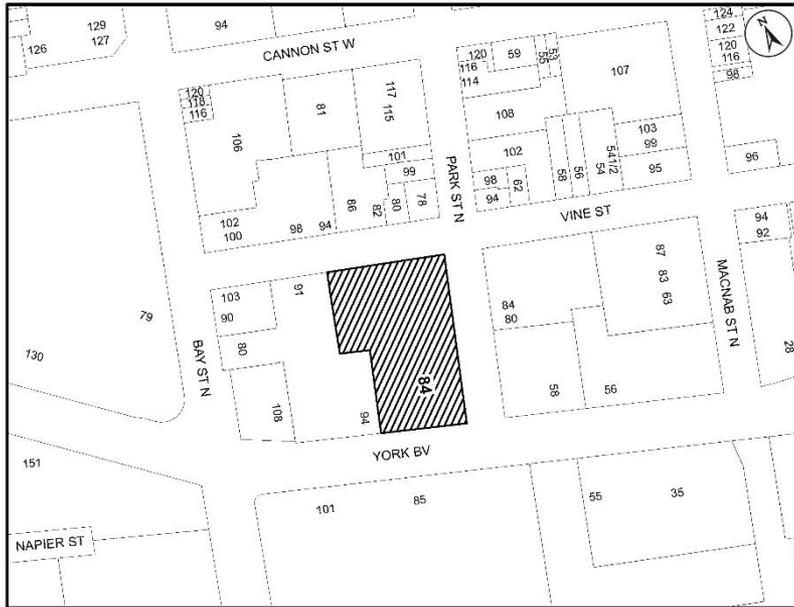
THE CITY OF HAMILTON PLANNING COMMITTEE



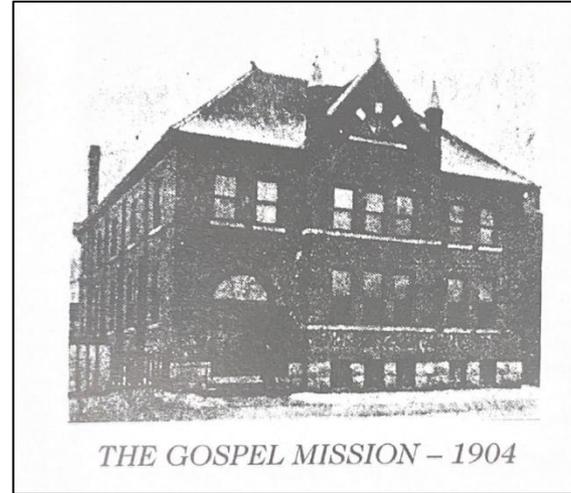
Recommendation To Designate 84 York Boulevard, Hamilton (Philpott Memorial Church)

February 23, 2024
Planning Committee

84 York Boulevard, Hamilton



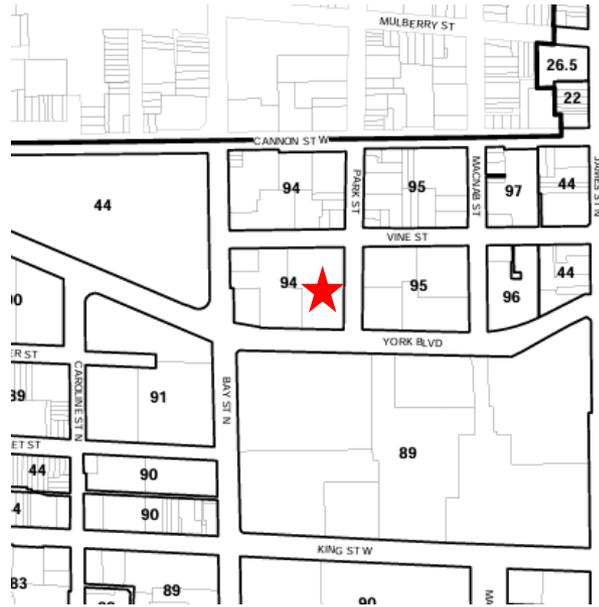
84 York Boulevard, Hamilton



2012	Inventory of Significant Places of Worship in the City of Hamilton
2014	Listed on the Municipal Heritage Register (Downtown Inventory Project)
July 2022	Formal Consultation application FC-22-110 for demolition and redevelopment
February 2023	HMHC request review for designation
March 2023	Staff site visit and initiating research and evaluation
April 2023	Notice to owner regarding staff's recommendation to designate
October 2023	Staff review and provide feedback on draft Cultural Heritage Impact Assessment and Condition Assessment from agent for the owner
November 2023	Staff discussions with agent for the owner of recommendation to designate
	Staff receive final submission from agent, including updated CHIA and letter proposing an easement agreement as an alternative to designation

FC-22-110 – Planning Context

Urban Hamilton Official Plan: Downtown Urban Growth Centre/ Downtown Mixed Use Area
Downtown Hamilton Secondary Plan: Downtown Mixed Use, High Rise 2
Zoning: Downtown Central Business District (D1) Zone, Holding 17, 19, 20
Permitted Height: 94 metres



Legend

- # Maximum Building Heights in metres
- ★ Subject Property



FC-22-110 – Formal Consultation Document Summary

Required Planning Act Applications to facilitate the proposal:

- Holding Provision Removal (H17, H19, H20)
- Site Plan Control Application
- Minor Variance Application

Number of Residential Units Proposed: 693

FC-22-110 - Development Concept



Relevant Documents Considered

- Letter from **Armstrong Planning**, providing an overview of the submission and future redevelopment plans for the property (**Appendix E**)
- **Cultural Heritage Impact Assessment** prepared by MHBC, including a Condition Assessment from Jablonsky (**Appendix F**)
- **Condition Assessment** Addendum letter (**Appendix G**)
- **Letter** titled “Heritage Easement and Protection of Attributes”, which includes a heritage easement example (**Appendix H**)
- **Letter of Support** for the Redevelopment of 84 York Boulevard, Hamilton, from Philpott Church (**Appendix I**)
- Formal Consultation Document FC-22-110 (**Appendix J**) and Concept (**Appendix K**)

Recommendation for Designation

Under Part IV of the OHA

84 York Boulevard, Hamilton

Ontario Regulation 9/06 Criteria (8 of 9)

- Design / Physical (1, 2)
- Historical / Associative (4, 5, 6)
- Contextual (7, 8, 9)



Design / Physical Value

1. The 1901 northern portion of Philpott Memorial Church is a **representative example** of the Romanesque Revival style and the 1906 southern portion of Philpott Memorial church is a **representative example** of the Neo-Classical Revival style.
2. The property displays a **high degree of craftsmanship and artistic merit.**
3. The property is not considered to demonstrate a high degree of technical or scientific achievement.



Heritage Evaluation

Ontario Regulation 9/06 Criteria

Historical / Associative Value

4. The property is **associated** with **Peter Wiley (P.W.) Philpott (1865-1957)** and **the organization of the Christian Workers' movement**.
5. The property **has potential to yield information** that contributes to an understanding of the Christian Workers' movement.
6. The property **reflects the work and ideas of prominent architect Charles Mills** who is significant to the Hamilton community.



Christian Workers' Chapel interior. Formerly called The Lecture Hall, the space has now been repurposed.

Heritage Evaluation

Ontario Regulation 9/06 Criteria

Contextual Value

7. The property is considered important in **defining and maintaining the character** of the historic character of the area surrounding the original Market Square.
8. The property is **physically, historically and visually linked to its surroundings.**
9. The property is considered to be a local **landmark.**



Statement of Cultural Heritage Value or Interest (Summary)

The property located at 84 York Boulevard, known as Philpott Memorial Church, is comprised of an early-twentieth century church building constructed between 1901 and 1906. The property has design or physical value because it is comprised of **representative** examples of the **Neo-Classical** and **Romanesque Revival** styles of architecture and displays a **high degree of craftsmanship**.

The property has historical value for its **association** with **Peter Wiley (P.W.) Philpott** and the **Christian Workers'** movement, because it has the **potential to yield information** that contributes to an understanding of the Christian Workers' movement, and because it reflects the work of **Charles Mills**, a prominent Hamilton architect.

The property also has contextual value because it is important in **defining and maintaining** the character of the area, is **visually and historically linked** to its surroundings and is considered a local **landmark**.

Description of Heritage Attributes

(Summary)

- Front and side elevations and roofline of the **circa 1901 northern portion** including its:
 - Two-storey massing;
 - Roof with a brick parapet and dentilled cornice;
 - Brick construction with segmentally-arched window openings with brick voussoirs;
 - Central three-bay frontispiece with a gabled roof, half-round window below the gable and flanking pinnacles;
 - Arched entry with a half-round transom;
 - Two bays of windows flanking the central frontispiece; and,
 - Lug stone sills and continuous lug stone sills.



Description of Heritage Attributes

(Summary Con't)

- East and south elevations, and all roof elevations, of the **circa 1906 structure** including its:
 - Two-and-one-half storey massing;
 - Brick construction;
 - Flat roof topped by a cross-gable roof with returning eaves and large ellipse windows and brick parapet;
 - Two-storey high recessed central portico, including its Ionic fluted stone columns, steps and doors;
 - South elevation with its four bays and detailing;
 - Stone detailing throughout.
- Siting of the original 1901 portion and its orientation towards Park Street North;
- Siting of the 1906 southern portion at the corner of York Boulevard and Park Street North, oriented towards Park Street North.





FIRSTONTARIO

Staff Assessment – Recommendation

Designation

Staff recommend designation according to the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, which have been informed by the Ontario Regulation 9/06 evaluation and attached as Appendix “B” to Report PED24007.

Although the Cultural Heritage Impact Assessment and supporting documents provided by the agent for the owner identify some **building envelope issues** related to the contemporary exterior cladding (stone veneer), staff are of the opinion that the property still **retains sufficient cultural heritage value or interest to warrant designation** and that retention and reuse of the heritage structure is feasible.

Designation allows the municipality to manage change to the heritage attributes of the property and integrate it into a new development on site working through the Heritage Permit process.

Recommendation

(HMHC Report 24-001, Recommendation 3)

That the City Clerk be directed to give notice of Council's intention to designate 84 York Boulevard, Hamilton (Philpott Memorial Church), shown in Appendix "A" attached to Report PED24007, as a property of cultural heritage value pursuant to the provisions of Part IV, Section 29 of the *Ontario Heritage Act*, in accordance with the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, attached as Appendix "B" to Report PED24007, subject to the following:

- (a) If no objections are received to the notice of intention to designate in accordance with the *Ontario Heritage Act*, City Council directs staff to introduce the necessary by-law to designate the property to be of cultural heritage value or interest to City Council;
- (b) If an objection to the notice of intention to designate is received in accordance with the *Ontario Heritage Act*, City Council directs staff to report back to Council to allow Council to consider the objection and decide whether or not to withdraw the notice of intention to designate the property.

Alternative - Heritage Agreement

- Significant heritage property would be **demolished**, some heritage features salvaged/reused
- Heritage easement or covenant negotiated with owner to:
 - Maintain heritage building in interim until development approvals for new residential buildings are in place
 - Salvage and store heritage features before demolition (as per recommendations in CHIA report)
 - Integrate salvaged features into new development
 - Commemorate and interpret history of site in new development

Thank you!





Hamilton

HAMILTON MUNICIPAL HERITAGE COMMITTEE

Report 24-002

12:00 p.m.

February 16, 2024

Room 264, 2nd Floor, City Hall

Present: Councillor C. Kroetsch
A. Denham-Robinson (Chair), K. Burke, G. Carroll (Vice-Chair), L. Lunsted, S. Spolnik, A. MacLaren and A. Douglas

THE FOLLOWING ITEMS WERE REFERRED TO THE PLANNING COMMITTEE FOR CONSIDERATION:

- 1. Recommendation to Designate 1166 Garner Road West, Ancaster, (Shaver Homestead) under Part IV of the Ontario Heritage Act (PED24026) (Ward 12) (Added Item 8.1)**

That the City Clerk be directed to give notice of Council's intention to designate 1166 Garner Road West, Ancaster, (Shaver Homestead) shown in Appendix "A" attached to Report PED24026, as a property of cultural heritage value pursuant to the provisions of Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, attached as Appendix "A" to the Hamilton Municipal Heritage Committee Report 24-002, subject to the following:

- (a) If no objections are received to the notice of intention to designate in accordance with the Ontario Heritage Act, City Council directs staff to introduce the necessary by-law to designate the property to be of cultural heritage value or interest to City Council;
- (b) If an objection to the notice of intention to designate is received in accordance with the Ontario Heritage Act, City Council directs staff to report back to Council to allow Council to consider the objection and decide whether or not to withdraw the notice of intention to designate the property.

2. Monthly Report on Proactive Listings for the Municipal Heritage Register, February 2024 (PED24044) (Ward 3) (Item 10.1)

That staff be directed to list the following properties on the Municipal Heritage Register as non-designated properties that Council believes to be of cultural heritage value or interest, as outlined in Report PED24044, in accordance with Section 27 of the *Ontario Heritage Act*:

- (a) 657 King Street East, Hamilton (Ward 3);
- (b) 665-667 King Street East, Hamilton (Ward 3)

3. Correspondence in Support of an Extension of the Deadline in Subsection 27(16) of the *Ontario Heritage Act* with Respect to the Removal of Listed (Non-Designated) Properties from Municipal Heritage Registers (Added Item 11.1)

WHEREAS Subsection 27(16) of the *Ontario Heritage Act* stipulates that any non-designated heritage property listed on the municipal register of properties as of December 31, 2022 shall be removed from the municipal register on or before January 1, 2025, if the council of the municipality does not give a notice of intention to designate the property under subsection 29(1) of the *Ontario Heritage Act* on or before January 1, 2025;

WHEREAS, Since January 1, 2023, City of Hamilton staff and members of the Hamilton Municipal Heritage Committee have been diligently working to: review the municipal heritage register and the heritage value and interest of its non-designated properties; determine which properties may be candidates for individual designation under Part IV of the *Ontario Heritage Act* and should be prioritized for evaluation for designation before they are delisted; develop a strategy for reviewing the remaining listed properties of heritage interest as part of potential Heritage Conservation Districts for designation under Part V of the *Ontario Heritage Act*; and, hire and train additional staff to undertake the required steps to review the high priority properties and bring forward recommendations for designation;

WHEREAS, The above-noted work involving over 2,300 listed properties in the City of Hamilton is extremely time-consuming and cannot be completed by December 31, 2024 with the limited municipal resources available;

WHEREAS, The Hamilton Municipal Heritage Committee wishes to advise City Council of receipt of communication issued by the Architectural Conservancy of Ontario (ACO) on February 12, 2024;

WHEREAS, this communication calls local municipalities together in response to requested revisions to the *Ontario Heritage Act*, under Ontario Bill 23, *More Homes Built Faster Act*, as issued by the ACO in a letter to Premier Doug Ford, dated February 8, 2024 (as attached)

THEREFORE BE IT RESOLVED:

That the Mayor send a letter to Doug Ford, Premier of Ontario, and Michael Ford, Minister of Citizenship and Multiculturalism, requesting that Subsection 27(16) of the *Ontario Heritage Act* be amended by extending the deadline to five years from January 1, 2025 to January 1, 2030.

FOR INFORMATION:

(a) CHANGES TO THE AGENDA (Item 2)

The Committee Clerk advised of the following changes to the agenda:

8. STAFF PRESENTATIONS

- 8.1 Recommendation to Designate 1166 Garner Road West, Ancaster, (Shaver Homestead) under Part IV of the Ontario Heritage Act (PED24026) (Ward 12)

9. CONSENT ITEMS

- 9.2 Education & Communication Working Group Meeting Notes - January 3, 2024
- 9.3 Policy and Design Working Group Meeting Notes - January 22, 2024

12. NOTICES OF MOTION

- 12.1 Correspondence in Support of an Extension of the Deadline in Subsection 27(16) of the Ontario Heritage Act with Respect to the Removal of Listed (Non-Designated) Properties from Municipal Heritage Registers

Note: A request to waive the rules will be introduced

The agenda for January 26, 2024 Hamilton Municipal Heritage Committee, was approved, as amended.

(b) DECLARATIONS OF INTEREST (Item 3)

There were no declarations of interest.

(c) APPROVAL OF MINUTES OF PREVIOUS MEETING (Item 4)

(i) January 26, 2024 (Item 4.1)

Planning Committee – February 23, 2024

The Minutes of January 26, 2024, meeting of the Hamilton Municipal Heritage Committee, were approved, as presented.

(d) COMMUNICATIONS (Item 5)

The following Communications Items were received:

- (i) Notice of Passing of By-law No. 24-007 to Designate 7 Ravenscliffe Avenue, Hamilton under Part IV of the Ontario Heritage Act (Item 5.1)
- (ii) Notice of Passing of By-law No. 24-010 to Designate 54 and 56 Hess Street South, Hamilton under Part IV of the Ontario Heritage Act (Item 5.2)

(e) DELEGATIONS (Item 7)

- (i) **Hayden Bulbrook, David Addington, Timmins Martelle Heritage Consultants, respecting the Cultural Heritage Evaluation for Juravinski Hospital, Hamilton (Item 7.1)**

Hayden Bulbrook, Timmins Martelle Heritage Consultants, addressed the Committee respecting the Cultural Heritage Evaluation for the Juravinski Hospital, with the aid of a PowerPoint presentation.

David Addington, Infrastructure Ontario, addressed the Committee respecting the Cultural Heritage Evaluation for the Juravinski Hospital, with the aid of a PowerPoint presentation.

The Delegations from Hayden Bulbrook, David Addington, Timmins Martelle Heritage Consultants, respecting the Cultural Heritage Evaluation for Juravinski Hospital, Hamilton, were extended for an additional 15 minutes.

The Delegation from Hayden Bulbrook, Timmins Martelle Heritage Consultants and David Addington, Infrastructure Ontario, respecting the Cultural Heritage Evaluation for Juravinski Hospital, Hamilton were received.

(f) STAFF PRESENTATIONS (Item 8)

- (i) **Recommendation to Designate 1166 Garner Road West, Ancaster, (Shaver Homestead) under Part IV of the Ontario Heritage Act (PED24026) (Ward 12) (Added Item 8.1)**

Scott Dickinson, Planning Technician II, addressed the Committee with the aid of a PowerPoint presentation, respecting a Recommendation to

Designate 1166 Garner Road West, Ancaster, (Shaver Homestead) under Part IV of the Ontario Heritage Act (PED24026) (Ward 12).

The presentation respecting a Recommendation to Designate 1166 Garner Road West, Ancaster, (Shaver Homestead) under Part IV of the Ontario Heritage Act (PED24026) (Ward 12), was received.

For further disposition of this matter, refer to Item 1.

(g) CONSENT ITEMS (Item 9)

The following Consent Items, were received:

- (i) Inventory and Research Working Group Meeting Notes - January 20, 2024 (Item 9.1)
- (ii) Education & Communication Working Group Meeting Notes - January 3, 2024 (Added Item 9.2)
- (iii) Policy and Design Working Group Meeting Notes - January 22, 2024 (Added Item 9.3)

(h) NOTICE OF MOTION (Item 12)

- (i) **Correspondence in Support of an Extension of the Deadline in Subsection 27(16) of the *Ontario Heritage Act* with Respect to the Removal of Listed (Non-Designated) Properties from Municipal Heritage Registers (Added Item 12.1)**

A. Denham-Robinson relinquished the Chair to introduce the following motion.

The Rules of Order were waived in order to introduce a motion respecting Correspondence in Support of an Extension of the Deadline in Subsection 27(16) of the Ontario Heritage Act with Respect to the Removal of Listed (Non-Designated) Properties from Municipal Heritage Registers.

For further disposition of this matter, refer to Item 3.

A. Denham-Robinson assumed the Chair.

(i) GENERAL INFORMATION / OTHER BUSINESS (Item 13)

- (i) **Buildings and Landscapes (Item 13.1)**

Committee members provided brief updates on properties of interest.

That the following amendments be made to the list of Buildings and Landscapes:

- (a) That the properties located at 657 King Street East, and 665-667 King Street East, Hamilton be added to the Buildings and Landscapes of Interest (YELLOW) list;
- (b) That items (a)(i), (ii), and (iii), being the properties located at 372 Butter Road West, Andrew Sloss House, 1021 Garner Road East, Lampman House, and 398 Wilson Street East, Marr House, Ancaster, be monitored by S. Spolnik;
- (c) That item (a)(x), being 1155-1157 Beach Boulevard, Beach Canal Lighthouse and Cottage, be monitored by A. Denham-Robinson;
- (d) That Item (b)(xiii), 1000 Main Street East, Dunnington-Grubb Gardens, be removed from the list
- (e) That Item (c)(vi), being 50-54 Sanders Boulevard, Binkley Property, be monitored by K. Burke
- (f) That item (d)(i), being 442, 450 and 452 Wilson Street East, be monitored by S. Spolnik;

The following updates, were received:

- (a) Endangered Buildings and Landscapes (RED):
(Red = Properties where there is a perceived immediate threat to heritage resources through: demolition; neglect; vacancy; alterations, and/or, redevelopment)

Ancaster

- (i) 372 Butter Road West, Andrew Sloss House (D) – S. Spolnik
- (ii) 1021 Garner Road East, Lampman House (D) – S. Spolnik
- (iii) 398 Wilson Street East, Marr House (D) – S. Spolnik

Dundas

- (iv) 2 Hatt Street (R) – K. Burke
- (v) 216 Hatt Street (I) – K. Burke
- (vi) 215 King Street West (R) – K. Burke
- (vii) 219 King Street West (R) – K. Burke

Glanbrook

- (viii) 2235 Upper James Street (R) – G. Carroll

Hamilton

- (ix) 80-92 Barton Street East, Former Hanrahan Hotel (R) – S. Spolnik
- (x) 1155-1157 Beach Boulevard, Beach Canal Lighthouse and Cottage (D) – A. Denham-Robinson
- (xi) 66-68 Charlton Avenue West (D) – C. Kroetsch
- (xii) 71 Claremont Drive, Auchmar Gate House / Claremont Lodge (R) – G. Carroll
- (xiii) 711 Concession Street, Former Mount Hamilton Hospital, 1932 Wing (R) – G. Carroll
- (xiv) 127 Hughson Street North, Firth Brothers Building (D) – C. Kroetsch
- (xv) 163 Jackson Street West, Pinehurst / Television City (D) – C. Kroetsch
- (xvi) 108 James Street North, Tivoli (D) – C. Kroetsch
- (xvii) 98 James Street South, Former James Street Baptist Church (D) – C. Kroetsch
- (xviii) 18-22 King Street East, Gore Buildings (D) – C. Kroetsch
- (xix) 24-28 King Street East, Gore Buildings (D) – C. Kroetsch
- (xx) 537 King Street East, Rebel's Rock (R) – G. Carroll
- (xxi) 378 Main Street East, Cathedral Boys School (R) – S. Spolnik
- (xxii) 679 Main Street East / 85 Holton Street South, Former St. Giles Church (I) – G. Carroll
- (xxiii) 120 Park Street North (R) – C. Kroetsch
- (xxiv) 828 Sanatorium Road, Long and Bisby Building (D) – G. Carroll
- (xxv) 100 West 5th Street, Century Manor (D) – G. Carroll

- (b) Buildings and Landscapes of Interest (YELLOW):
(Yellow = Properties that are undergoing some type of change, such as a change in ownership or use, but are not perceived as being immediately threatened)

Dundas

- (i) 64 Hatt Street, Former Valley City Manufacturing (D) – K. Burke
- (ii) 24 King Street West, Former Majestic Theatre (I) – K. Burke
- (iii) 3 Main Street, Former Masonic Lodge (D) – K. Burke
- (iv) 23 Melville Street, Knox Presbyterian Church (D) – K. Burke
- (v) 574 Northcliffe Avenue, St. Joseph's Motherhouse (R) – L. Lunsted

Flamborough

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- (vi) 283 Brock Road, WF Township Hall (D) – L. Lunsted
- (vii) 62 6th Concession East, Hewick House (I) – L. Lunsted

Hamilton

- (viii) 1 Balfour Drive, Chedoke Estate / Balfour House, (R) – G. Carroll
- (ix) 134 Cannon Street East, Cannon Knitting Mill (R) – C. Kroetsch
- (x) 52 Charlton Avenue West, Former Charlton Hall (D) – C. Kroetsch
- (xi) 2 Dartnall Road, Rymal Road Station Silos (R) – G. Carroll
- (xii) 54-56 Hess Street South (NOID) – C. Kroetsch
- (xiii) 1284 Main Street East, Delta High School (D) – G. Carroll
- (xiv) 311 Rymal Road East (R) – G. Carroll
- (xv) St. Clair Boulevard Heritage Conservation District (D) – G. Carroll
- (xvi) 56 York Boulevard / 63-76 MacNab Street North, Copley Building (D) – G. Carroll
- (xvii) 84 York Boulevard, Philpott Church (R) – G. Carroll
- (xviii) 175 Lawrence Road, Hamilton Pressed / Century Brick (R) – G. Carroll
- (xix) 65 Charlton Avenue East, Church of Ascension (D, NHS), Hamilton – G. Carroll
- (xx) 4 Turner Avenue, Hamilton (R) – C. Kroetsch
- (xxi) 420 King St E, St. Patrick Roman Catholic Church (I) – S. Spolnik
- (xxii) 206-210 King Street East, Former Bremner Grocery (I) – G. Carroll
- (xxiii) 1269 Mohawk Road, Ancaster – G. Carroll
- (xxiv) 657 King Street East, Hamilton – G. Carroll
- (xxv) 665-667 King Street East, Hamilton – G. Carroll

Stoney Creek

- (xxvii) 2251 Rymal Road East, Former Elfrida Church (R) – G. Carroll

- (c) Heritage Properties Update (GREEN):
(Green = Properties whose status is stable)

Dundas

- (i) 104 King Street West, Former Post Office (R) – K. Burke

Hamilton

- (ii) 46 Forest Avenue, Rastrick House (D) – G. Carroll
- (iii) 88 Fennell Avenue West, Auchmar (D) – A. Douglas
- (iv) 125 King Street East, Norwich Apartments (R) – C. Kroetsch
- (v) 206 Main Street West, Arlo House (R) – C. Kroetsch
- (vi) 50-54 Sanders Boulevard, Binkley Property (R) – K. Burke

Flamborough

- (vii) 340 Dundas Street East, Eager House (R) – L. Lunsted

- (d) Heritage Properties Update (BLACK):
(Black = Properties that HMHC have no control over and may be demolished)

Ancaster

- (i) 442, 450 and 452 Wilson Street East (R) – S. Spolnik

Heritage Status: (I) Inventoried, (R) Registered, (D) Designated,
(NHS) National Historic Site

A. Denham-Robinson relinquished the Chair to speak to the following item.

(ii) Ontario Heritage Week (Item 13.2)

A. Denham-Robinson advised the Committee with an overview of Ontario Heritage Week programs and dates.

The Ontario Heritage Week information was received.

A. Denham-Robinson assumed the Chair.

(j) ADJOURNMENT (Item 15)

There being no further business, the Hamilton Municipal Heritage Committee adjourned at 1:12 p.m.

Respectfully submitted,

Alissa Denham-Robinson, Chair
Hamilton Municipal Heritage Committee

Loren Kolar
Legislative Coordinator
Office of the City Clerk

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST AND DESCRIPTION OF HERITAGE ATTRIBUTES

Description of Property

The 36.45 hectare property municipally-addressed as 1166 Garner Road West, known as the Shaver Homestead, is comprised of a nineteenth-century farmstead consisting of nine historic structures built between circa 1830 and 1942. Two additional structures without heritage interest were constructed circa 1960. The property is located on the south side of Garner Road West, between Wilson Street West and McClure Road, in the community of Ancaster in the City of Hamilton.

Statement of Cultural Heritage Value or Interest

The property at 1166 Garner Road West has design and physical value as a representative and rare extant example of a nineteenth-century Ontario farmstead. It is comprised of nine distinct historic structures built over a more than one-hundred-year period between circa 1830 and 1942. These structures include the: wood-frame house built circa 1830; bank barn built in 1837; brick farmhouse built 1856; bakehouse built 1856; outhouse smokehouse and horse barn, all built in the mid-nineteenth century; icehouse built circa 1872; and milkhouse built circa 1920. The brick farmhouse also displays a high degree of craftsmanship, as demonstrated by its decorative dichromatic brickwork and elaborate scrollwork and curved roofs on the rear porches.

The property has a long-standing association with the Shavers, a prominent family in nineteenth-century Ancaster township who played a significant role in the development of the Ancaster community. John Shaver (1739-1795), a United Empire Loyalist, moved to the Ancaster area in 1789. His descendants, who purchased this property in 1811 and still own it today, are responsible for constructing a number of significant structures in the area. This property has served as the present-day gathering place for John Shaver's descendants, who hold a yearly family reunion at the Shaver Homestead.

Contextually, this property is important in defining the former rural agricultural character of the area. It emphasizes the long-settled nature of this stretch of Garner Road and contrasts strongly with the surrounding modern development. It is linked, functionally, visually, and historically to the surrounding area, being on its original location and in proximity to several other Shaver properties. This farmstead, having been featured in several publications, is considered a local landmark.

Description of Heritage Attributes:

Key attributes that embody the physical value of the property as a representative and rare extant example of a nineteenth-century Ontario farmstead, in demonstrating a high degree of craftsmanship, and its association with the Shaver family, include:

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Hamilton Municipal Heritage Committee
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- All elevations and the roofline of the circa 1830 one-and-a-half-storey frame house, including its:
 - Side gable roof with returned eaves on north end;
 - Twelve- and six-pane wooden windows; and,
 - Eight paneled "loyalist" wooden doors.

- All elevations and the roofline of the circa 1856 two-and-a-half-storey brick farmhouse, including its:
 - Low pitch side gable roof with returned eaves and quarter-circle windows below the gables;
 - Brick chimneys on east and west side;
 - Red brick facades with buff brick voussoirs and projecting quoining;
 - Three-bay front façade with central projecting frontispiece with a gable roof with returned eaves;
 - Segmentally-arched window openings with six-over-six hung wooden windows, dressed stone lug sills;
 - Round-headed multi-pane hung wooden window in the second storey with three keystones, the central keystone inscribed "1856";
 - Central entrance with sidelights and transom, decorative wooden surround with fluted pilasters and ornamented brackets;
 - Four-paneled wooden door;
 - Projecting dressed stone base on front elevation;
 - Projecting buff brick base on side and rear elevations; and,
 - Stone foundation
 - Rear one-and-one-half-storey, gable-roofed circa 1830 wood-frame wing, including its:
 - Porch on west side elevation with elaborate scrollwork, curved roof supports and chamfered wooden posts, and encased water well; and,
 - Porch on east side elevation with curved roof supports.

- All exterior elevations, roofline, and interior of the circa 1856 one-storey brick bakehouse, including its:
 - Front gable roof;
 - Common bond brickwork;
 - Six-over-six windows with lug sills;
 - Two-panel wooden door; and,
 - Interior brick hearth and bake oven.

- All elevations and the roofline of the circa 1875 two-storey frame icehouse, including its:

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- Front gable roof;
 - Board doors on both stories of front elevation;
 - Frame construction; and,
 - Board and batten siding.
- All elevations and the roofline of the circa 1837 three-storey frame dairy barn, including its:
 - Side gable roof;
 - Frame construction;
 - Earthen ramp on front elevation;
 - Concrete block circa 1942 milk-house addition with a gable roof; and
 - Raised stone foundation.
 - All elevations and the roofline of the circa 1871 three-storey frame horse barn, including its:
 - Side gable roof;
 - Frame construction; and,
 - Raised stone foundation.

Key attributes that embody the contextual value of the property as a defining feature of the historical character of Garner Road West, and its visual, historical and functional links to its surroundings, include its:

- Siting and massing of the historic farmstead structures, including the:
 - One-and-one-half storey frame house built circa 1830;
 - Two-and-one-half storey brick farmhouse built circa 1856;
 - One-storey brick bake/wash house built circa 1856;
 - One-storey frame outhouse, built in the mid-1800s;
 - One-storey frame smokehouse built in the mid-1800s;
 - Two-storey frame icehouse built circa 1875;
 - One-storey frame milkhouse built circa 1920;
 - Dairy barn built circa 1837 with its circa 1942 milkhouse addition; and,
 - Horse barn built circa 1871.
- Location of the property fronting onto Garner Road West with a deep setback from the road.