



City of Hamilton

PLANNING COMMITTEE ADDENDUM

Meeting #: 24-009
Date: June 18, 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

5. COMMUNICATIONS

- *5.1 Correspondence from Vanessa Scali respecting Hamilton's Biodiversity Action Plan (Item 11.3) 5
Recommendation: Be received and referred to the consideration of Item 11.3.

6. DELEGATION REQUESTS

- 6.1 Delegations respecting the Biodiversity Action Plan (Item 11.3) (For today's meeting)
- *a. Added Delegations:
 - (iii) Jen Baker, Hamilton Naturalists Club (in-person)
 - (iv) Tys Theysmeyer, Royal Botanical Gardens Canada (in-person)
- 6.2 Delegations respecting 84 York Boulevard (Item 11.2) (For today's meeting)
- *a. Added Delegation Requests:
 - (ii) David Falletta, Bousfields Inc. (in-person)

10. PUBLIC HEARINGS

10.1	Application for a Zoning By-law Amendment for Lands Located at 2481 Barton Street East, Hamilton (PED24096) (Ward 5)	
	*a. Staff Presentation	7
10.2	Applications for an Official Plan Amendment and Zoning By-law Amendment for Lands Located at 118 King Street West, Stoney Creek (PED24069) (Ward 5)	
	*a. Staff Presentation	25
10.3	Application for a Zoning By-law Amendment for Lands Located at 150 Mohawk Road East, Hamilton (PED24063) (Ward 8)	
	*a. Staff Presentation	39
	*b. Added Written Submissions:	58
	(i) Mark McGinty	
	(ii) Darlene Prestayko	
	(iii) Grace Spadano	
	*c. Added Registered Delegations:	
	(i) Barbara Miller	
10.4	Applications for an Official Plan Amendment and Zoning By-law Amendment for Lands Located at 399 Greenhill Avenue, Hamilton (PED24093) (Ward 5)	
	a. Registered Delegations:	
	*a. Added Registered Delegations:	
	(ii) Mary Sodergard	
	b. Written Submissions:	
	*a. Added Written Submissions:	63
	(ii) Michelle Wiatrowski	
	(iii) Sandra Willett	
	(iv) Lorene Knowles	
	(v) Rick Dobrucki	
	(vi) Mike Cadieux	
	(vii) Colleen Long	
	(viii) Mary Sodergard	
	*c. Staff Presentation	74

10.5	Rental Housing Protection Policy Review (PED22091(a)) (City Wide) (Outstanding Business List Item)	
	*a. Added Registered Delegations:	
	(i) Damien Ash, ACORN (virtual)	
	(ii) Christine Neale, ACORN (in-person)	
	(iii) Karl Andrus (in-person)	
	(iv) Katie King (virtual)	
	(v) Marni Williams-Oram, ACORN (in-person)	
	(vi) Gordon Smyth, ACORN (in-person)	
	(vii) Pauline Roberts, ACORN (in-person)	
	(viii) Timothy Duke, ACORN (virtual)	
	(ix) Esther Stam (pre-recorded)	
	(x) Kier Williamson (pre-recorded)	
	(xi) Susan McArthur (pre-recorded)	
	(xii) Merima Menzildzic (virtual)	
	*b. Added Written Submissions:	97
	(i) Larissa Rickli, ACORN	
	(ii) Kayla Leet, ACORN	
	(iii) Rhonda Coleman, ACORN	
	(iv) ACORN, Hamilton	
	(v) Terry MacBride	
	(vi) Mervyn Shurland, ACORN	
	(vii) Shelly Taylor, ACORN	
	(viii) Souma Khilsa, ACORN	
	(ix) Althea Samuel, ACORN	
	(x) Rebecca Thomas, ACORN	
	(xi) Linda Boos, ACORN	
	*c. Staff Presentation	123
10.6	Official Plan Amendments - Alignment with Parks Master Plan and Bill 23 (PED24060) (City Wide)	
	*a. Staff Presentation	143
11.	DISCUSSION ITEMS	
11.3	Hamilton' Biodiversity Action Plan (PED21065(d)/PW24040) (City Wide)	
	*a. Staff Presentation	150

13. NOTICES OF MOTION

- *13.1 Appeal of Committee of Adjustment Decision respecting 14 Belvidere Avenue

171

15. PRIVATE AND CONFIDENTIAL

- *15.2 Appeal to the Ontario Land Tribunal for Lands Located at 1065 Paramount Drive, Stoney Creek for Official Plan Amendment (UHOPA-23-005) and Zoning By-law Amendment Applications (ZAC-23-006) (LS24014) (Ward 9)
Pursuant to Section 9.3, Sub-sections (e) and (f) of the City's Procedural By-law 21-021, as amended; and, Section 239(2), Subsections (e) and (f) 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; and, advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

June 14, 2024

Re: Biodiversity Action Plan, June 18, 2024 Delegation

Dear Members of the City of Hamilton Planning Committee:

Hamilton's first Biodiversity Action Plan (BAP) is not only an incredibly well-researched and well-written document, it also validates the work that ordinary citizens have been doing for many years, to preserve Hamilton's unique ecosystems and habitats. As a testament to the special place that Hamilton is as a biodiversity hot-spot, the BAP lays out a commitment to continuing to heal our remaining natural environments, as well as suggesting how we can continue to add more productive and beneficial spaces to our communities that support a biodiversity of life which in turn keeps our people healthy and happy.

At a time when our Greenbelt, urban boundary decisions and farmland security continue to be under siege, there is no time to waste in being leaders who will defend the land upon which we stand, and the waters and air that sustain us. I particularly want to celebrate that the plan describes how lands and habitats can be linked as natural corridors are created through communities (21). Many citizens have participated in the Pollinators Paradise and Butterfly Way Projects for many years already. If we can find ways to officially encourage more citizens to create habitat in their front and backyards, and neighbourhood parks, our urban areas themselves can become biodiversity hotspots that can begin to repair the loss of habitat that has happened (and continues to happen) all around us.

Hamiltonians need to know that they live in Carolinian Canada and that the actions they may take on their own properties as well as volunteer work they may choose to support in their own local communities will have an immediate and lasting impact on nature. Success stories like the Hamilton Harbour Remediation and the Cootes Paradise invasive species projects are inspiring and should be used to help educate and encourage citizens to support similar projects (for example, within Confederation Park, where a smaller scale invasive species clean-ups could also have huge benefits for ecosystem repair before they continue to become further out of hand). The BAP will help to collect the data needed over time to measure our success and to continue identifying future goals for maintaining our ecosystems across the city. This investment can not come soon enough!

I look forward to seeing how an official recognition of the BAP by the city's Planning Committee will help to bolster its impact over the next five years. It feels so hopeful to know that the work that has been happening behind the scenes may begin to be understood by more people. I hope that if the city invests in helping support BAP's recommendations around education and outreach, more people will become engaged and empowered to take personal interest in the plants and animals around us and how they help to support our soils, waterways and air.

This summer, as I find myself working to remove bindweed, European Buckthorn, garlic mustard, Phragmites and Dog Strangling Vine from green spaces, or as I work to add more pollinator habitat around the city, it will feel great knowing that this work isn't futile. Specifically through supporting the "Key Priorities" in the BAP, the city will benefit greatly from the many fantastic partners that are ready to work alongside the city of Hamilton. If the city recognizes the value of biodiversity, and supports the organizations that are eager and ready to help with this work, more people, organizations and businesses will also surely join together and become involved.

The BAP will have a positive impact on the decisions and actions that our city makes and takes over the next five years (and beyond).

Thank you for supporting this plan and finding ways to make its visions reality,

Truly,
Vanessa Scali



WELCOME TO THE CITY OF HAMILTON

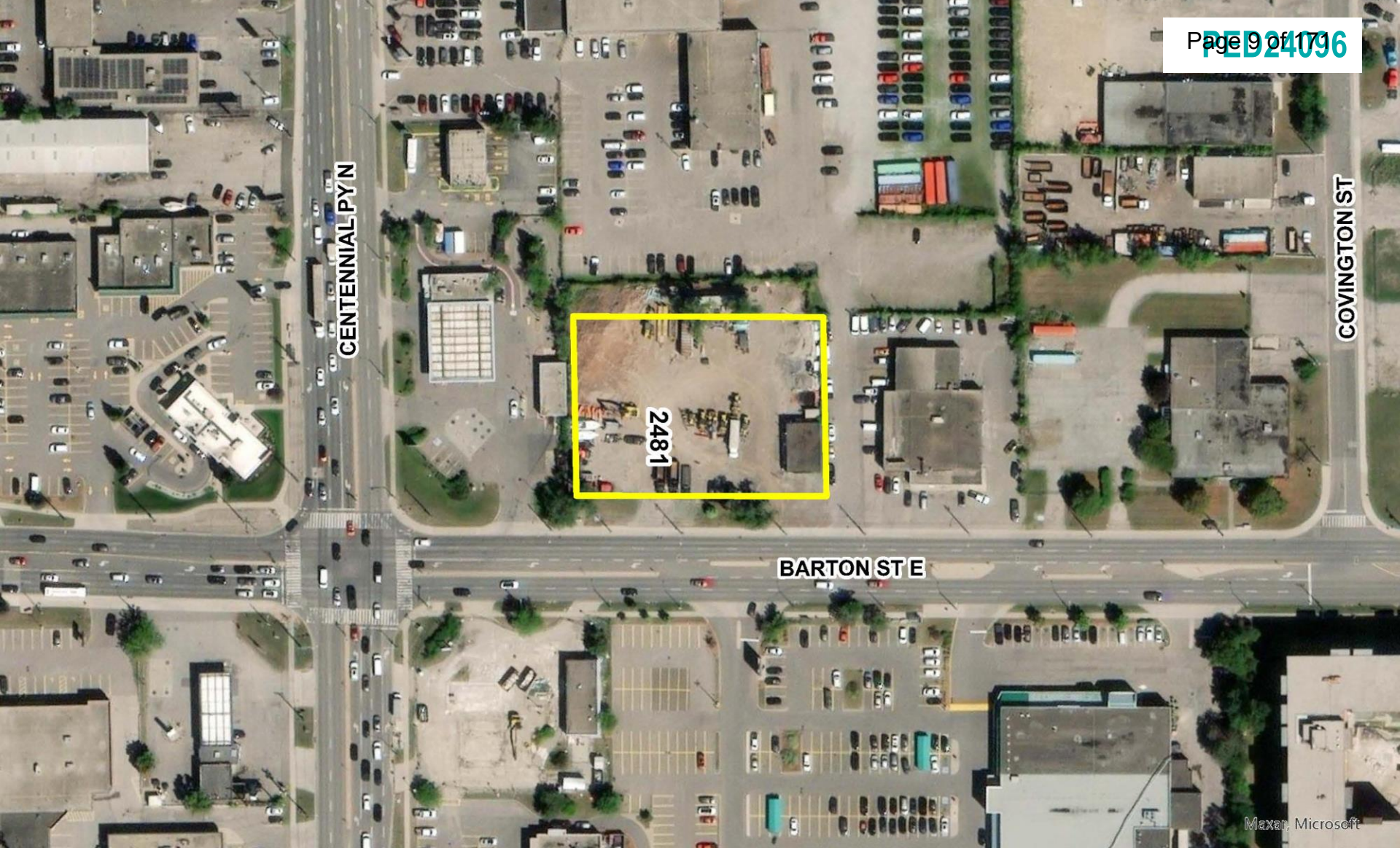
PLANNING COMMITTEE

June 18, 2024

PED24096 – (ZAC-23-023)

Application for a Zoning By-law Amendment for Lands Located at
2481 Barton Street East, Hamilton.

Presented by: Daniel Barnett



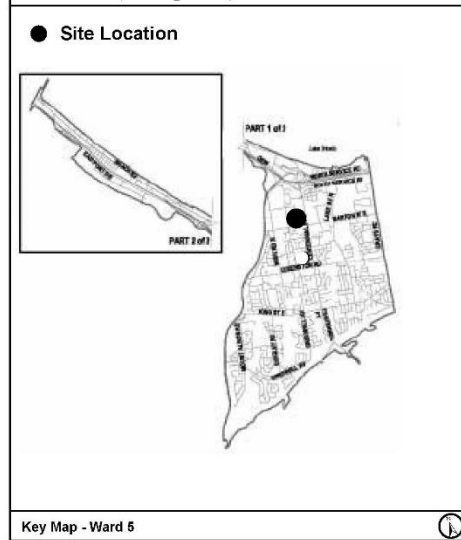
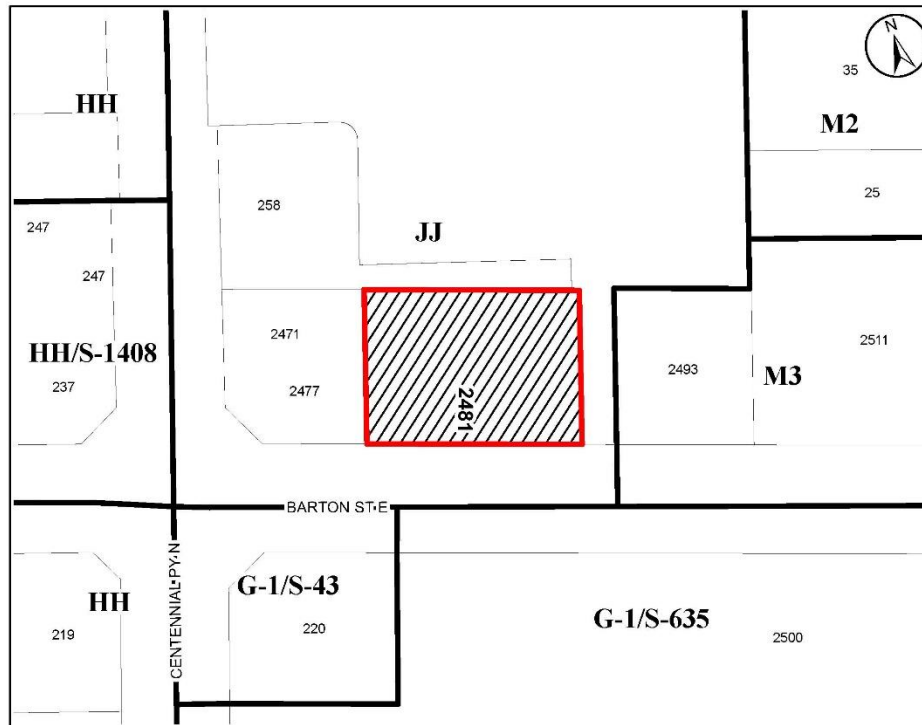
Maxar, Microsoft

SUBJECT PROPERTY



2481 Barton Street East, Hamilton





Location Map

Hamilton

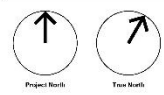
Planning and Economic Development Department

File Name/Number: ZAC-23-023	Date: April 10, 2024
Appendix "A"	Scale: N.T.S.
Planner/Technician: DB/AL	

Subject Property

2481 Barton Street East

Change in Zoning from "JJ" (Restricted Light Industrial) District, to the Transit Oriented Corridor Mixed Use High Density (TOC4, 899, H174) Zone



- GENERAL NOTES**
1. This site plan shows the proposed building layout and site plan. It is subject to the approval of the City of Hamilton Planning Department.
 2. The site plan shows the proposed building layout and site plan. It is subject to the approval of the City of Hamilton Planning Department.
 3. The site plan shows the proposed building layout and site plan. It is subject to the approval of the City of Hamilton Planning Department.
 4. The site plan shows the proposed building layout and site plan. It is subject to the approval of the City of Hamilton Planning Department.
 5. The site plan shows the proposed building layout and site plan. It is subject to the approval of the City of Hamilton Planning Department.
 6. The site plan shows the proposed building layout and site plan. It is subject to the approval of the City of Hamilton Planning Department.
 7. The site plan shows the proposed building layout and site plan. It is subject to the approval of the City of Hamilton Planning Department.
 8. The site plan shows the proposed building layout and site plan. It is subject to the approval of the City of Hamilton Planning Department.



No.	Date	Revision
1	2022-09-27	PRELIMINARY
2	2022-09-27	ISSUED FOR PERMITS
3	2022-09-27	ISSUED FOR PERMITS

**2481 BARTON ST. E.
 HAMILTON**

SRM
 architects+
 urban+designers

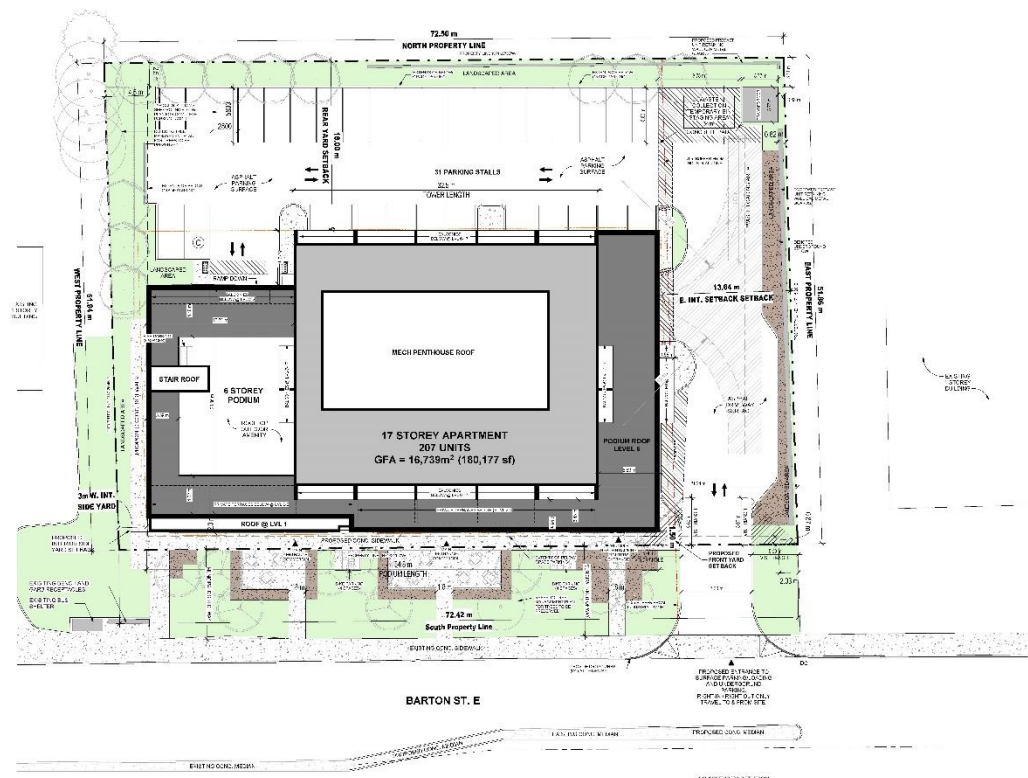
Project No: 2481
 Date: 2022-09-27
 Author: [Name]
 Checker: [Name]
 Date: 2022-09-27

SITE PLAN

Scale: As Shown
 Issued For: PERMITS
 Project No: 2481
 Date: 2022-09-27

PRELIMINARY

D1.1



1 SITE PLAN



ARCHITECTURAL DRAWING LIST

Draw Number	Description
PE-1	CONCEPTUAL
PE-2	BUILDING PHOTO MONTAGE
PE-3	RESIDENCES
PE-4	OFFICE
PE-5	LANDSCAPE ARCHITECTURE
PE-6	EXTERIOR ARCHITECTURE
PE-7	EXTERIOR ARCHITECTURE
PE-8	EXTERIOR ARCHITECTURE
PE-9	EXTERIOR ARCHITECTURE
PE-10	EXTERIOR ARCHITECTURE
PE-11	EXTERIOR ARCHITECTURE
PE-12	EXTERIOR ARCHITECTURE
PE-13	EXTERIOR ARCHITECTURE
PE-14	EXTERIOR ARCHITECTURE
PE-15	EXTERIOR ARCHITECTURE
PE-16	EXTERIOR ARCHITECTURE
PE-17	EXTERIOR ARCHITECTURE
PE-18	EXTERIOR ARCHITECTURE
PE-19	EXTERIOR ARCHITECTURE
PE-20	EXTERIOR ARCHITECTURE
PE-21	EXTERIOR ARCHITECTURE
PE-22	EXTERIOR ARCHITECTURE
PE-23	EXTERIOR ARCHITECTURE
PE-24	EXTERIOR ARCHITECTURE
PE-25	EXTERIOR ARCHITECTURE
PE-26	EXTERIOR ARCHITECTURE
PE-27	EXTERIOR ARCHITECTURE
PE-28	EXTERIOR ARCHITECTURE
PE-29	EXTERIOR ARCHITECTURE
PE-30	EXTERIOR ARCHITECTURE
PE-31	EXTERIOR ARCHITECTURE
PE-32	EXTERIOR ARCHITECTURE
PE-33	EXTERIOR ARCHITECTURE
PE-34	EXTERIOR ARCHITECTURE
PE-35	EXTERIOR ARCHITECTURE
PE-36	EXTERIOR ARCHITECTURE
PE-37	EXTERIOR ARCHITECTURE
PE-38	EXTERIOR ARCHITECTURE
PE-39	EXTERIOR ARCHITECTURE
PE-40	EXTERIOR ARCHITECTURE
PE-41	EXTERIOR ARCHITECTURE
PE-42	EXTERIOR ARCHITECTURE
PE-43	EXTERIOR ARCHITECTURE
PE-44	EXTERIOR ARCHITECTURE
PE-45	EXTERIOR ARCHITECTURE
PE-46	EXTERIOR ARCHITECTURE
PE-47	EXTERIOR ARCHITECTURE
PE-48	EXTERIOR ARCHITECTURE
PE-49	EXTERIOR ARCHITECTURE
PE-50	EXTERIOR ARCHITECTURE
PE-51	EXTERIOR ARCHITECTURE
PE-52	EXTERIOR ARCHITECTURE
PE-53	EXTERIOR ARCHITECTURE
PE-54	EXTERIOR ARCHITECTURE
PE-55	EXTERIOR ARCHITECTURE
PE-56	EXTERIOR ARCHITECTURE
PE-57	EXTERIOR ARCHITECTURE
PE-58	EXTERIOR ARCHITECTURE
PE-59	EXTERIOR ARCHITECTURE
PE-60	EXTERIOR ARCHITECTURE
PE-61	EXTERIOR ARCHITECTURE
PE-62	EXTERIOR ARCHITECTURE
PE-63	EXTERIOR ARCHITECTURE
PE-64	EXTERIOR ARCHITECTURE
PE-65	EXTERIOR ARCHITECTURE
PE-66	EXTERIOR ARCHITECTURE
PE-67	EXTERIOR ARCHITECTURE
PE-68	EXTERIOR ARCHITECTURE
PE-69	EXTERIOR ARCHITECTURE
PE-70	EXTERIOR ARCHITECTURE
PE-71	EXTERIOR ARCHITECTURE
PE-72	EXTERIOR ARCHITECTURE
PE-73	EXTERIOR ARCHITECTURE
PE-74	EXTERIOR ARCHITECTURE
PE-75	EXTERIOR ARCHITECTURE
PE-76	EXTERIOR ARCHITECTURE
PE-77	EXTERIOR ARCHITECTURE
PE-78	EXTERIOR ARCHITECTURE
PE-79	EXTERIOR ARCHITECTURE
PE-80	EXTERIOR ARCHITECTURE
PE-81	EXTERIOR ARCHITECTURE
PE-82	EXTERIOR ARCHITECTURE
PE-83	EXTERIOR ARCHITECTURE
PE-84	EXTERIOR ARCHITECTURE
PE-85	EXTERIOR ARCHITECTURE
PE-86	EXTERIOR ARCHITECTURE
PE-87	EXTERIOR ARCHITECTURE
PE-88	EXTERIOR ARCHITECTURE
PE-89	EXTERIOR ARCHITECTURE
PE-90	EXTERIOR ARCHITECTURE
PE-91	EXTERIOR ARCHITECTURE
PE-92	EXTERIOR ARCHITECTURE
PE-93	EXTERIOR ARCHITECTURE
PE-94	EXTERIOR ARCHITECTURE
PE-95	EXTERIOR ARCHITECTURE
PE-96	EXTERIOR ARCHITECTURE
PE-97	EXTERIOR ARCHITECTURE
PE-98	EXTERIOR ARCHITECTURE
PE-99	EXTERIOR ARCHITECTURE
PE-100	EXTERIOR ARCHITECTURE

2481 Barton St E, Hamilton

REISSUED FOR ZBA SUBMISSION

21033 | 2023-08-31





FRONT VIEW - BARTON STREET E.



SOUTH EAST - BARTON STREET E.



SOUTH WEST - BARTON STREET E.

- GENERAL NOTES**
1. These architectural drawings are the property of SRM architects+urban+designers.
 2. All work shall conform with the City of Hamilton Building Code and applicable regulations.
 3. Construction shall conform with the City of Hamilton Building Code and applicable regulations.
 4. All measurements are given in metric units unless otherwise specified.
 5. All dimensions are given in metric units unless otherwise specified.
 6. The owner is responsible for obtaining all necessary permits and approvals from the City of Hamilton and the relevant authorities.
 7. The architect is not responsible for the design of any mechanical, electrical, plumbing, or other systems unless specifically indicated on the drawings.

No.	Date	Revision

2481 BARTON ST. E,
 HAMILTON

SRM⁷
 architects+
 urban+designers

2023-07-20 10:00 AM

RENDERINGS

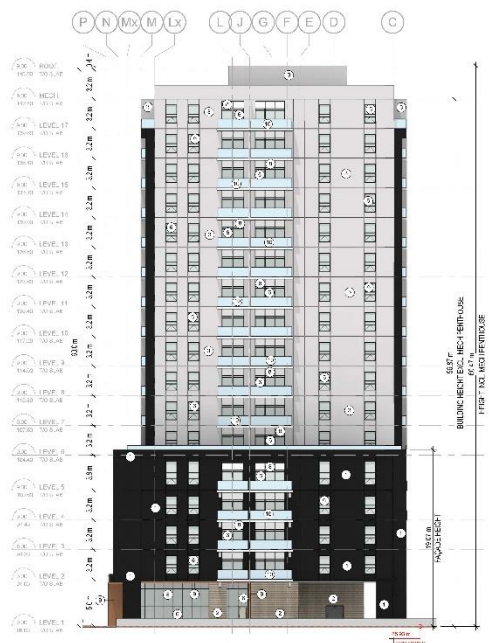
PRELIMINARY

DATE: 2023-07-20 10:00 AM

PROJECT: 2481 BARTON ST. E, HAMILTON

D0.3

- GENERAL NOTES**
1. Do not scale drawings. All dimensions are in metres unless otherwise noted.
 2. All building components shall be 20mm thick unless otherwise specified.
 3. Components shall be cast in place concrete unless otherwise noted.
 4. All steel components shall be galvanized steel unless otherwise noted.
 5. All glass shall be 12mm thick unless otherwise noted.
 6. The contractor shall be responsible for obtaining all necessary permits and approvals from the relevant authorities.
 7. The contractor shall be responsible for obtaining all necessary permits and approvals from the relevant authorities.



2 EAST ELEVATION
 1/20



1 WEST ELEVATION
 1/20

MATERIAL LEGEND

1. CONCRETE (UNLESS OTHERWISE SPECIFIED)
2. BRICK (UNLESS OTHERWISE SPECIFIED)
3. STAINLESS STEEL (UNLESS OTHERWISE SPECIFIED)
4. GLASS (UNLESS OTHERWISE SPECIFIED)
5. METAL PANELS (UNLESS OTHERWISE SPECIFIED)
6. CLADDING (UNLESS OTHERWISE SPECIFIED)
7. TERRAZZO (UNLESS OTHERWISE SPECIFIED)
8. GRANITE (UNLESS OTHERWISE SPECIFIED)
9. MARBLE (UNLESS OTHERWISE SPECIFIED)
10. POLISHED CONCRETE (UNLESS OTHERWISE SPECIFIED)

No.	Date	Revision

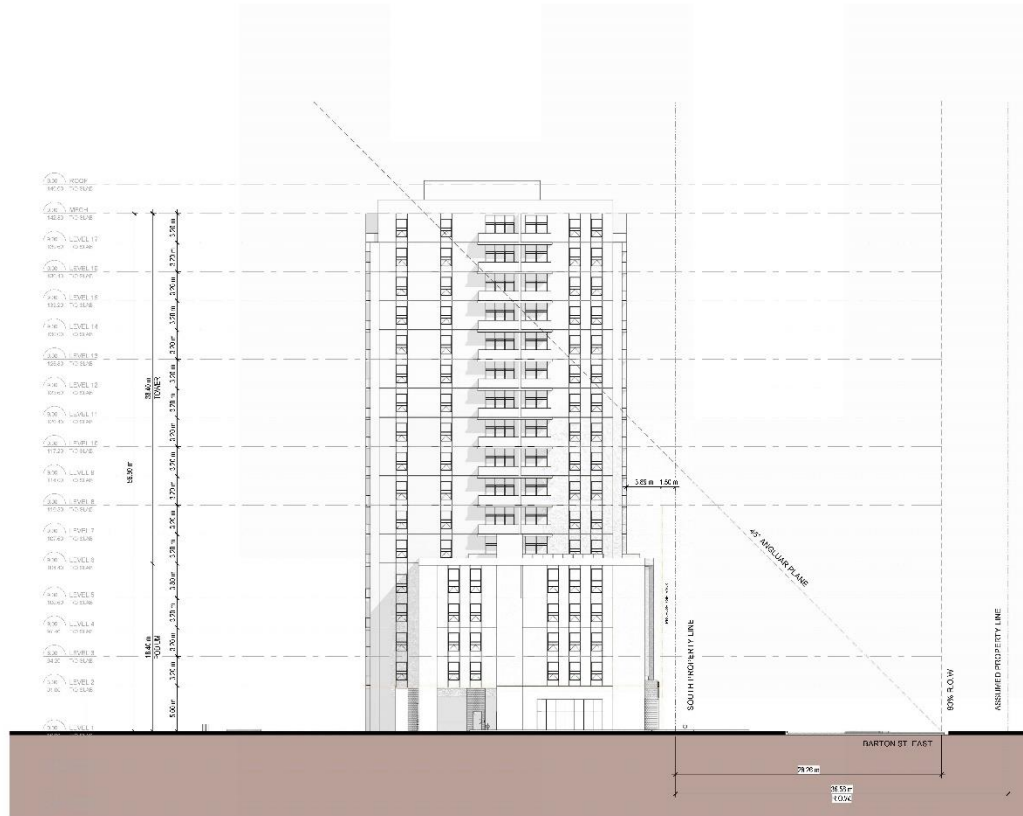
**2481 BARTON ST. E,
 HAMILTON**

DATE: 2103
 DRAWING NO: 2481-02-21
 SCALE: 1/20
 PROJECT NO: 2481-02-21
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

ELEVATIONS

DATE: 2103
 DRAWING NO: 2481-02-21
 SCALE: 1/20
 PROJECT NO: 2481-02-21
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

D3.2



- GENERAL NOTES**
1. This elevation drawing is for informational purposes only and does not constitute a contract.
 2. It is the responsibility of the client to verify the accuracy of the information provided in this drawing.
 3. The client is responsible for obtaining all necessary permits and approvals from the relevant authorities.
 4. All measurements are taken from the finished floor level of the ground floor unless otherwise indicated.
 5. The client is responsible for providing all necessary information and data for the preparation of this drawing.
 6. The client is responsible for providing all necessary information and data for the preparation of this drawing.
 7. The client is responsible for providing all necessary information and data for the preparation of this drawing.

No.	Date	Revision

2481 BARTON ST. E,
 HAMILTON

SRM
 architects+
 urban+designers

1 ANGULAR PLANE DIAGRAM
 1:200

ANGULAR PLANE

Scale: 1:200
 Date: 2024-09-08
 Revision: r2
D3.3



Subject property, as seen from the south side of Barton Street East looking north



West side of the subject property, as seen from the north side of Barton Street East looking north



East side of the subject property, as seen from the north side of Barton Street East looking north



Property at 2493 Barton Street East, as seen from the north side Barton Street East looking north east



Property at 2500 Barton Street East, as seen from the south side of Barton Street East looking south east



Property at 2500 Barton Street East, as seen from the south side of Barton Street East looking south



Property at 2471 and 2477 Barton Street East, as seen from the north side of Barton Street East looking north



THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE



WELCOME TO THE CITY OF HAMILTON

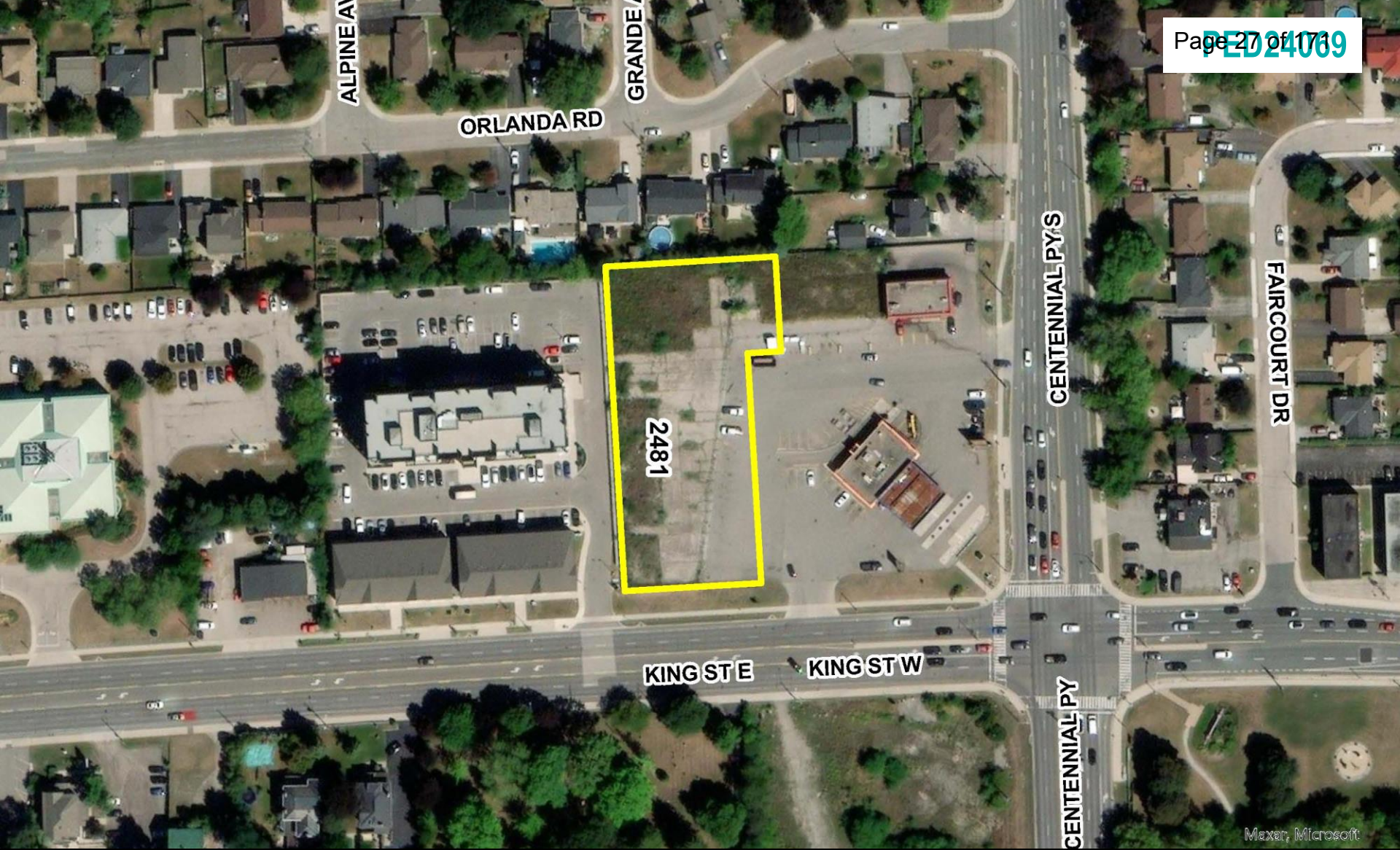
PLANNING COMMITTEE

June 18, 2024

PED24069 – (ZAC-23-031 & UHOPA-23-014)

Applications for an Official Plan Amendment and Zoning By-law Amendment for Lands Located at 118 King Street West, Stoney Creek , Stoney Creek.

Presented by: Alaina Baldassarra



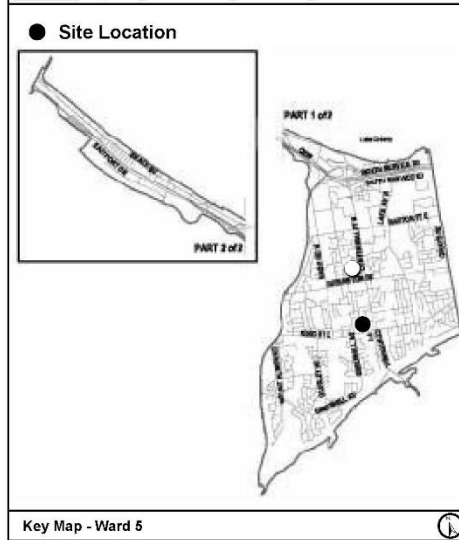
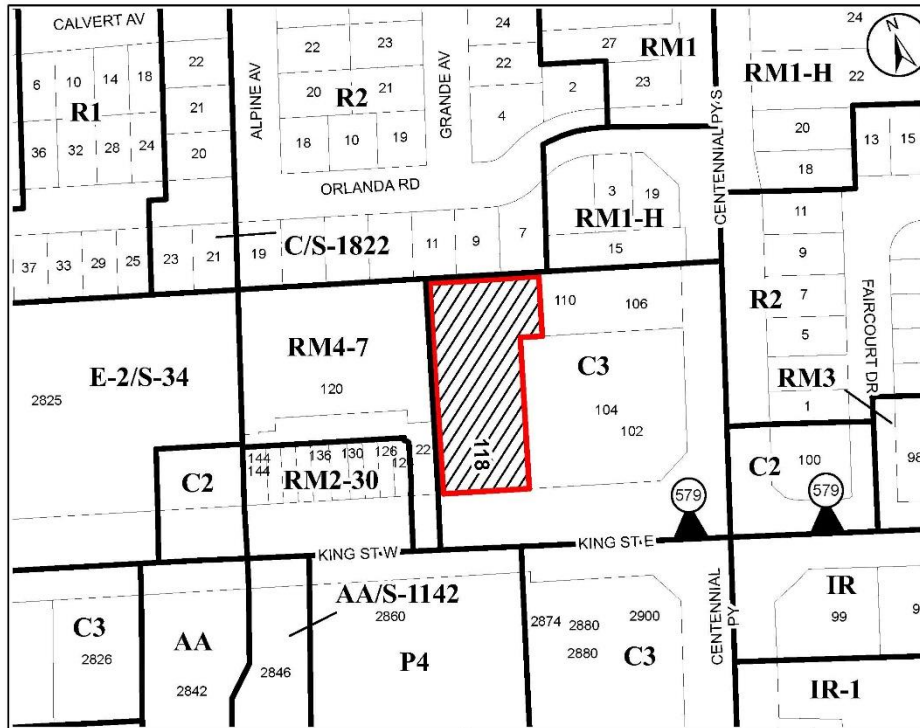
Maxar, Microsoft

SUBJECT PROPERTY




118 King Street West, Stoney Creek





Location Map


 Hamilton

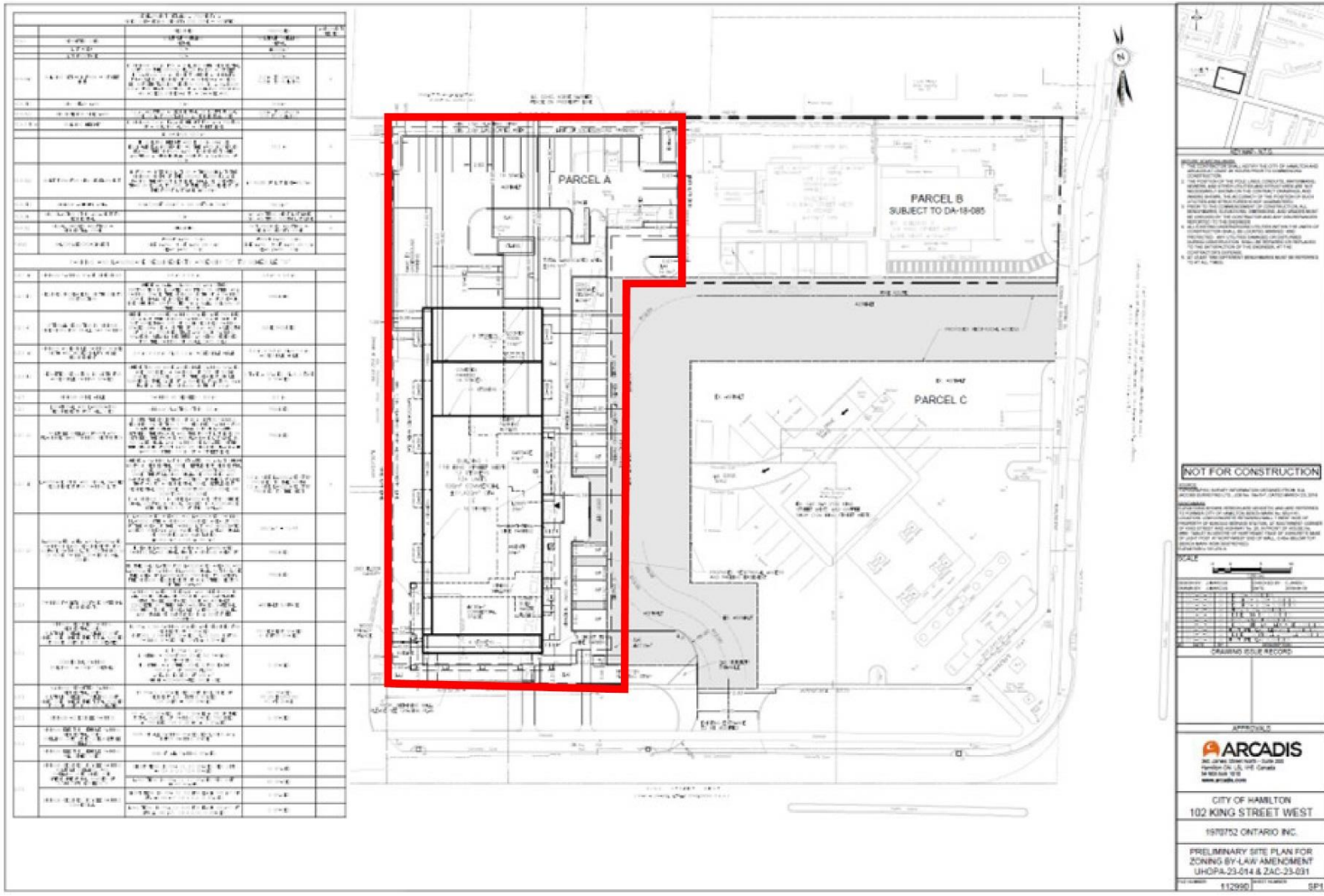
Planning and Economic Development Department

File Name/Number: ZAC-23-031 & UHOPA-23-014	Date: March 14, 2024
Appendix "A"	Scale: N.T.S.
Planner/Technician: AB/AL	

Subject Property

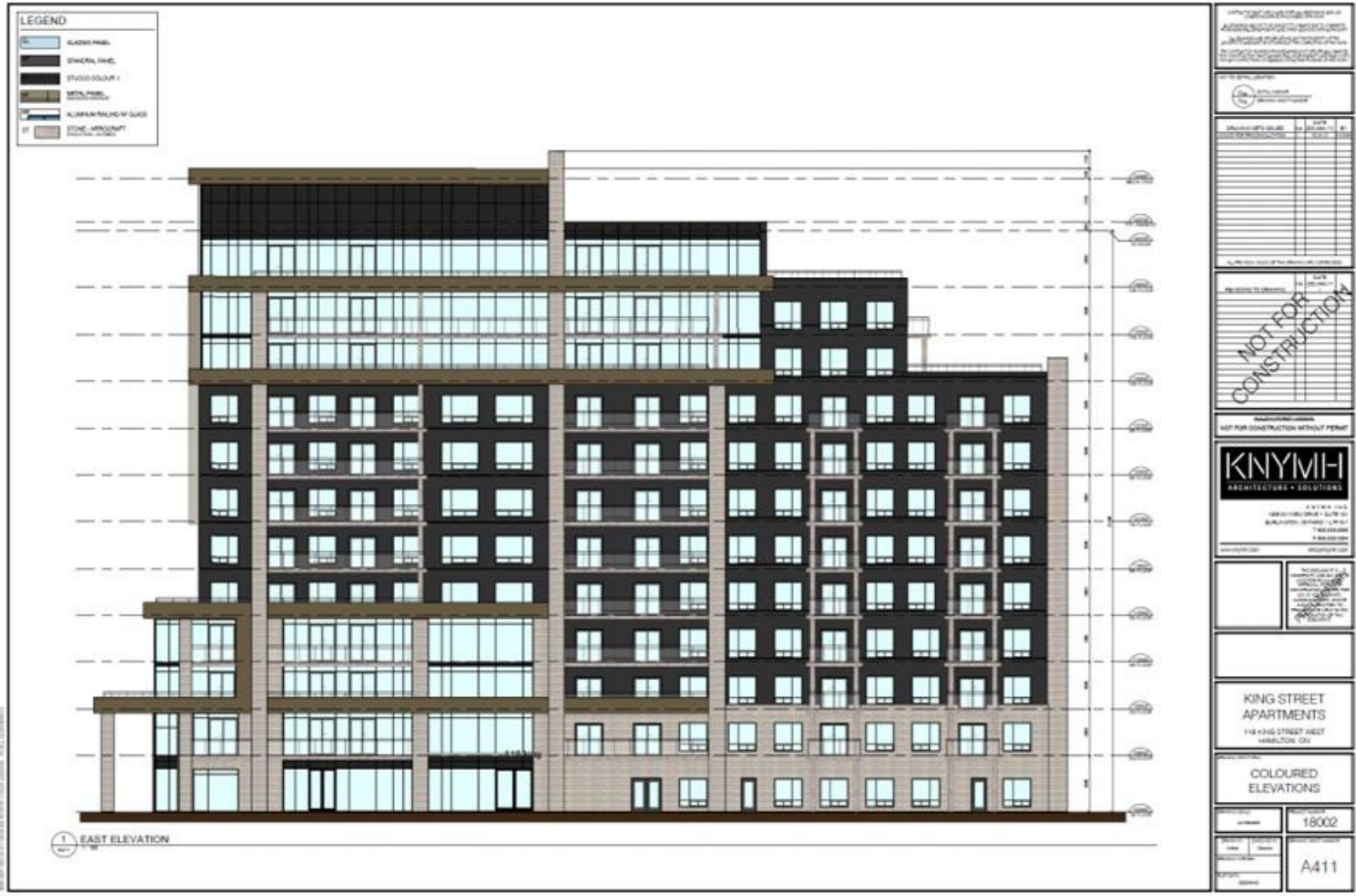
118 King Street West, Stoney Creek

Change in zoning from Community Commercial (C3, 579) Zone to Mixed Use Medium Density (C5, 893, H170) Zone











Subject Lands



Lands on the North side of King Street West, Stoney Creek



Lands to the West of the Subject Lands



Lands to the Rear of the Subject Lands



Current Commercial Plaza to the East of the Subject Lands



THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE



WELCOME TO THE CITY OF HAMILTON

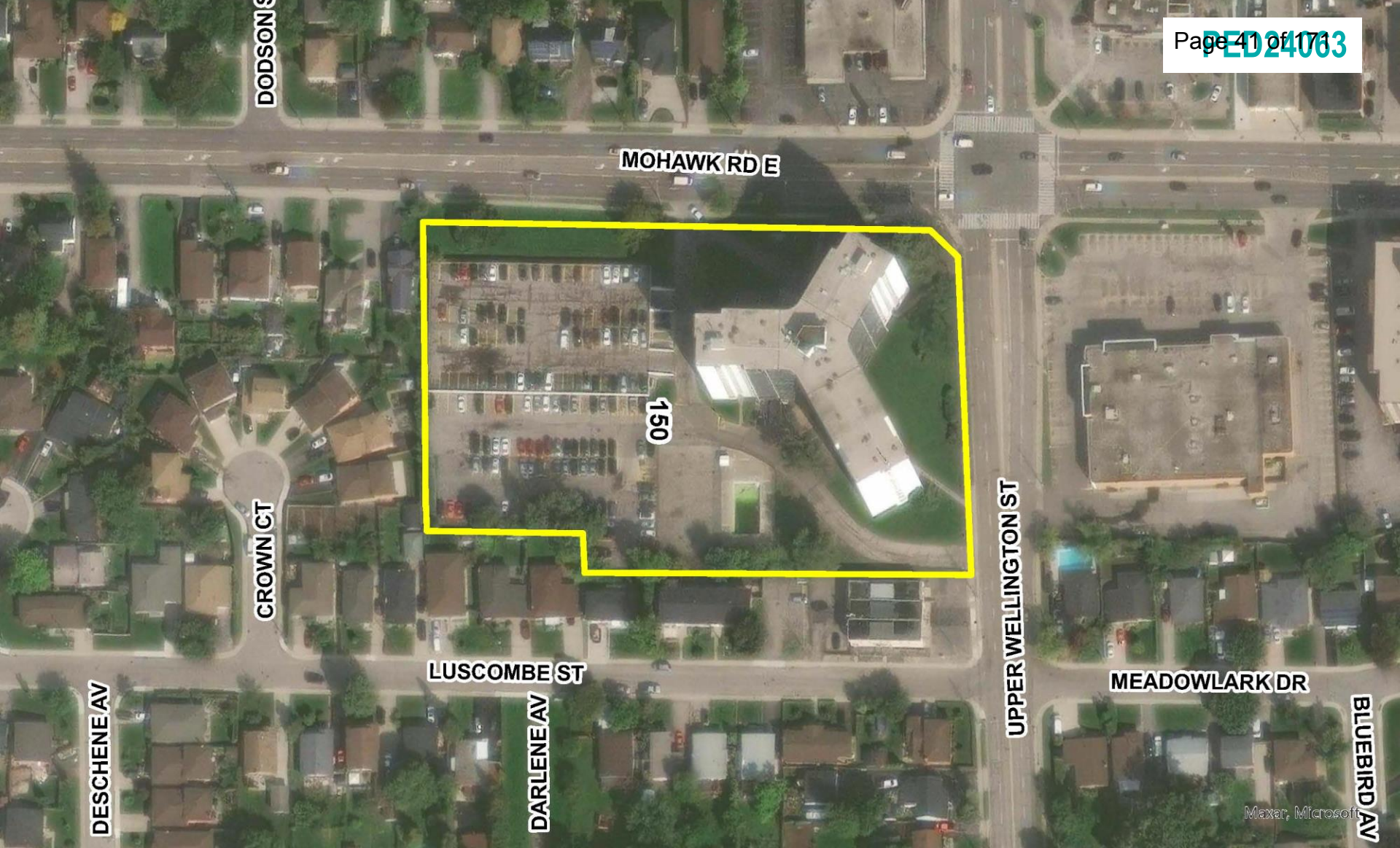
PLANNING COMMITTEE

June 18, 2024

PED24063 – (ZAC-23-015)

Application for a Zoning By-law Amendment for Lands Located at
150 Mohawk Road East, Hamilton.

Presented by: Mark Michniak

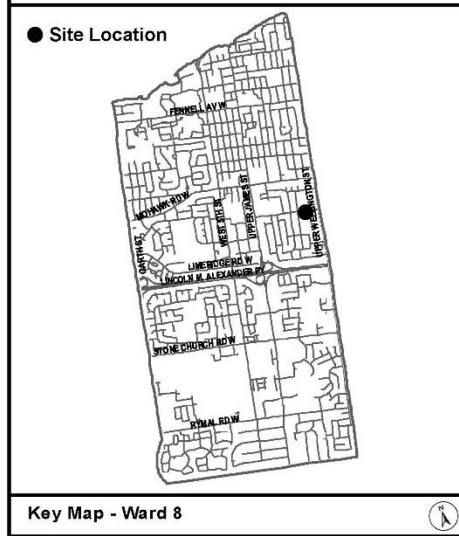
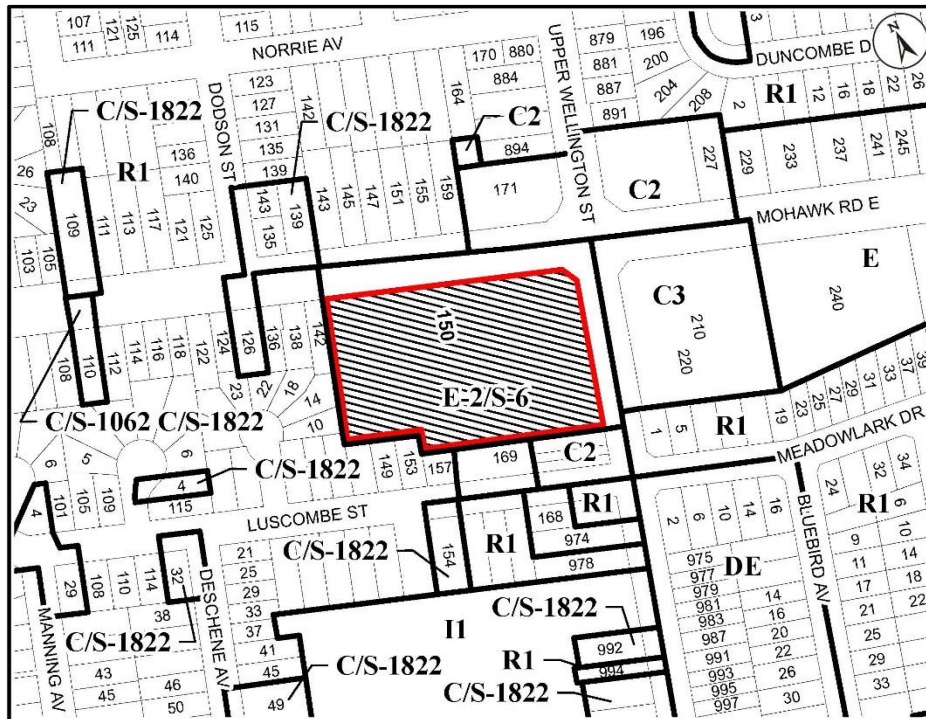


SUBJECT PROPERTY




1866 Rymal Road East, Hamilton





Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number: ZAC-23-015	Date: November 16, 2023
Appendix "A"	Scale: N.T.S.
Planner/Technician: MM/AL	

Subject Property

150 Mohawk Road East

 Lands to be added to Zoning By-law No. 05-200 as Transit Oriented Corridor Multiple Residential (TOC3, 879) Zone



LEGEND

GL	GLASS PANEL
SP	SPANDREL PANEL
ST	STEEL CO. CURT.
AL	ALUMINUM PANEL OR GLASS
AL	ALUMINUM PANEL OR GLASS
BR	BRICK - SPAGNON BRICK
ST	STONE - PORTLAND STONE

NOT FOR CONSTRUCTION

KNYMIH
 ARCHITECTURE • SOLUTIONS

EFFORT TRUST

WELLINGTON SQUARE
 150 MERRIMACK
 -AMBLION, ONTARIO

EAST & WEST ELEVATION

PROJECT NO. 18079

A401



Subject site – existing apartment building



Subject site – existing parking structure



Adjacent development to the west



Adjacent development to the south



Mohawk Road East looking east



Mohawk Road East looking west



Upper Wellington Street looking north



Upper Wellington Street looking south



Northwest corner of the intersection



Northeast corner of the intersection



Southeast corner of the intersection



THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE

From: Mark McGinty
Sent: June 16, 2024 9:40 AM
To: clerk@hamilton.ca
Subject: File : ZAC-23-015 150 Mohawk Rd East

External Email: Use caution with links and attachments

To whom it may concern,

I live at [REDACTED], a 2 minute walk to where this proposed 11 storey 161 unit building is going to be built.

We strongly opposed allowing this building to be built, the area is already an eye sore enough with the existing 12 storey is, we definitely do not need another one. I can see people from the balconies looking in to my backyard with binoculars and feel my privacy is invaded on a regular.

Please do not allow this building to be built.

Thank you

Mark McGinty
Sent from my iPhone

Questions for the meeting at City Hall:

How long the construction will be - start to end. Years?

We have a major concern with entrance and exit from this complex. One car travelling west on Mohawk can fit into the turn area to come into the complex via Mohawk. A second car does not have enough room and therefore is blocking traffic on Mohawk. Why do you not have another entrance at the far west end of the property?

Emergency vehicles at new building will be blocking entrance/exit to Mohawk with only the one entrance off Mohawk. All traffic will need to use Upper Wellington only.

With the new building, if a drop off or pick up happens at the front door, where does this vehicle intend to turn around to go back out the same entrance?

The web site lists temporary parking while the new complex is under construction. Is this parking for tenants or builders? Where will the contractors park?

If I need a fire truck, or ambulance during construction, will lack of proper access be blocked by cranes and trucks etc. prohibiting my help not arriving in a timely manner?

Also, what about the extra load put on infrastructure at this intersection already in existence with heavy traffic, numerous accidents and the loss of electricity for hours after a single traffic accident.

Current accessible parking is only a few spots near the ramp at the front door. The rest of the spots are with other parking spots. What are the plans for accessible parking spots? Where is the entrance to the current building for someone using the accessible parking location? Will there be an accessible ramp at the back door of the current building? Will they need to park near the back of the current building and walk around to the ramp at the front door to get inside?

Will new parking spots be created for current tenants during construction first?

Currently, we lose some parking spots due to buildup of snow removal. Has this been taken into consideration? Where is the snow expected to be placed?

With the new parking structures, will this mean assigned parking?

Will the underground parking be under lock and key?

Current non assigned parking can be problematic if you access underground, do not find a parking spot, then need to come above ground to find one.

Could the current building get a proper walkway to and from parking with a sidewalk that is shovelled and maintained?

New Building - Where is their garbage drop off / pick up?

Will the current building get new windows? My one concern is the size of the window openings. Would my current air conditioner fit or will the opening of the new windows be different, hence I need to purchase a new air conditioner. How long will the construction of new balcony and windows be?

Will the party room, basketball court, pool be available in the new complex for us to use? Or do we lose all of the above? This is currently in our lease agreement now.

Concern with vibration to the old the building while new building is under construction.

Will we get cameras to the parking spots?

From: Grace Spadano
Sent: June 17, 2024 10:43 AM
To: clerk@hamilton.ca
Subject: re: 150 Mohawk Rd E . File ZAC-23-015

Very much against this.

Here's the problems:

The 11 storey building will affect my natural light, privacy, my property value, disruption of quiet living enjoyment, quality of life will be affected...i am ill and cannot tolerate noise.....the clearing and blasting noises of this building site for a long long time, Installation of infrastructures .. road paving, utility services etc will all affect myself and elderly folks in their 80s and 90s on Crown Court and all residences in this area will be affected.

How does this 11 storey building fit into this neighbourhood? They have already built a new apartment complex on Upper Wellington at the old police station...its taken years to build and its not quite done....its distrupted traffic on Upper Wellington and contributed to an already congested area...to traffic flow up and down the mountain at the Concession Cut.

This is not the spot for another complex closeby this newly built one on Upper Wellington. An 11 storey building at the busiest intersection and most accident prone area on the mountain?? Look at the record of number of accidents at the corner of Upper Wellington and Mohawk Rd E that have occurred in recent years. This building will be contributing to an already existing issue that was for years and years a major problem in this central mountain location. This hot spot is overly populated!! An installation of a one-way traffic light at Upper Wellington and Hester St had to be installed due to high traffic and accidents that have occurred here. People have died at this hot spot. Its the only one way traffic flow light i know of on the mountain for this very reason. Its the 403 during rush hour in this central area! Its a very busy intersection. Traffic does not flow..it is bad enough now.....

The Tim Horton's at the corner of Mohawk Rd E and Upper Wellington highly contributes to the messiness and inconvenience of this area.

Here's why:

Each morning at any given time customers will wait on the street to get into this Tim Hortons. This backs up traffic at this intersection flowing all 4 ways. It's very hard to exit the Tims from Upper Wellington as it is so busy. It is the main entrance AND exit of this Tim's location. Once again contributing to high congestion and an already overly populated area.

St Michaels Elementary school at Upper Wellington and Luscombe St. highly contributes to high traffic and congestion.

Here's why:

Parents are parking in Crown Court to wait to pick up their kids after school from St Michaels elementary school and it is not even close to the school. These parents are parking on BOTH sides of the street on Luscombe St. to drop off AND to pick up their children....it is a very tight street and they are parked at very far

distances on this street from the school...lots of cars.!!!. You cannot even drive down this street at times..school buses turning..etc The parents are also parking waiting for their children in Crown Court. Parents will come into Crown Court to do a turnaround with their cars. Crown Court already has enough of its own residences cars parked here. There are small kids and elderly people on Crown Court and these drivers go fast at times when doing this turnaround ..you can hear their wheels squeaking!! Who looks after this?? Congestion all down Luscombe St to Upper Wellington.

The 3 businesses at the corner of Upper Wellington and Luscombe St highly contributes to this heavy block of traffic.

Here's why:

You have 2 hair salons and 1 fast food business here. It is hard to turn into AND exit Luscombe St. because of the customers parked here for these 3 businesses.....you cant even see the traffic exiting Luscombe St coming from the north because the cars from these 3 businesses at the corner are blocking the sight of traffic....impossible to see! then you have the traffic flow on this same street from St Michaels Elementary school just a few feet down the street. I cant even exit or turn into Luscombe to go to work. What is going to be happening when an 11 storey building is here?

We can hear the snowplow in the winter months plowing the Upper Wellington and Mohawk Rd apartments large parking lot of snow ..its SO loud from Crown Court its like its in own my back yard .. and its plowed in the the middle of the night! ..loud noises of scraping of the pavement from the plow...ppl go to work and dont need to hear this in the middle of the night for a LONG period of time. In the summer you can hear from Crown Court the screaming children playing in the apartments pool...all day long...its within ear shot of all the houses around this area.

This 11 storey high rise should be in the City's core or near the Highway like #6 to Caledonia..lots of space there..not in central mountain that is like the 403 as it stands now. .No flow and highly populated as it is now...WE NEED SOME HELP HERE!!

MICHELLE WIATROWSKI

Francis, Matt <Matt.Francis@hamilton.ca>; Kelsey, Lisa <Lisa.Kelsey@hamilton.ca>; clerk@hamilton.ca

Good Morning I would like to raise my concerns regarding the development of the property of at 399 Greenhill Ave. that will be discussed at Tuesday June 18th 2024 planning committee meeting. My concerns are regarding the traffic problems that **already exist** on Harrisford Street, Albright Ave and Mount Albion Ave that will only increase with the development. Already the townhouse complex residence take up all the street parking on Harrisford Street with addition cars parking in the existing mall every day and overnight. Where will these cars be able to park once this existing mall parking is no longer available? There is now a 2nd school that recently open causing additional school bus traffic on Harrisford Street as well as multiple single vehicle as parents drop off and pick up each day. One side of Harrisford Street is already signed as no parking however that gets ignored twice a day by parents dropping off and picking up at the St Luke School with no consistent enforcement of the no parking law this problem will only get worse.. Vehicles are also parked in the mall for drop and pick up for those who cannot get a street parking space or parking in St Luke's church parking lot. Twice per day Harrisford Street and Albright are unpassable for any vehicle and if an emergency happens there is no way for fire, ambulance or police to go down the street. Any problem on the Red Hill Valley parkway causes traffic to exit at Greenhill Ave adding the problem for people who live here trying to access their own driveways.

The development does not included 1 parking spot for each unit and even if only 30% of the units are 2 car households the problem only become increase.

The last traffic study was done during Covid while the school was closed and before the 2nd school opened. I would respectfully ask to have an up to date study done with attention paid to school opening and closing times as well as suggestions for assistance with traffic and parking enforcement issues such as blocking Harrisford Street at Albright so the 2nd school traffic now goes down Albright Ave to Mount Albion to Greenhill Ave. instead of Harrisford Street

Thank you for your attention to this issue.

Michelle Wiatrowski

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

From: Sandra Willett

Sent: June 16, 2024 3:58 PM

To: Francis, Matt <Matt.Francis@hamilton.ca>; Barnett, Daniel <Daniel.Barnett@hamilton.ca>; clerk@hamilton.ca

Subject: 399 Greenhill Avenue

External Email: Use caution with links and attachments

I would like to voice my opinion on the development at 399 Greenhill Avenue.

I live at [REDACTED] which is the property beside Greenhill and we have 2 buildings of 12 stories that were built over 40 years ago, with under 200 units, all owned by the tenants.

The land at 399 Greenhill has been registered and is listed through City Hall as Commercial property. This is what it should be kept as. We need to have retail more than adding high rises.

Building on this property will add problems to this community. To add 500 vehicles come and going from this area will cause problems. I turn right off Harrisford onto Greenhill then to the Red Hill and the amount of cars coming down Greenhill from Mount Albion through the stop sign, and that's if they stop at the stop sign, and waiting can be challenging. Now put the underground parking right beside our driveway to Harris Towers, onto Harrisford Street will cause problems alone, and then again at the corner.

How can you approve 4 buildings of over 533 units and only 502 parking spots. Many families will have more than one car, where are they going to park?

This is an older community. People have lived in Davis Creek all their lives and are not going to hop on their bikes and go down to Nash and Queenston road for groceries. We need to make it obtainable for shopping in our own area.

I would also like to know who will be responsible to Harris Towers should structural damage happen to our building while these buildings are being erected. Keep in mind they are over 40 years old. People that live in Harris Towers own their own units. It's mine and I don't want to see damage to our buildings.

Has anyone at City Hall done any research into Medallion Corporation? It has an "F" rating through the Better Business Bureau, which is the lowest rating you can have. Take some pride in our city and not erect or deal with garbage.

This is not a wise move on behalf of the city. We need commercial property which is highly needed in this community.

I look forward to hearing back from you on my concerns.

Thank you, Sandra Willett

Sent from my iPad

From: Lorene Knowles
Sent: June 16, 2024 7:26 PM
To: clerk@hamilton.ca
Cc: Francis, Matt <Matt.Francis@hamilton.ca>
Subject: Application Re: 399 Greenhill Avenue, Hamilton, ON

External Email: Use caution with links and attachments

Good Afternoon,

I would like to submit my concerns regarding the application for rezoning of the property located at 399 Greenhill Avenue in Hamilton, ON.

The city is considering rezoning the property to what it is calling, "Medium Density" including two 12 storey buildings, two four storey buildings and 502 parking spaces. This is clearly not "medium density" as this is a very small parcel of land. An additional 527 units will be in added in these four buildings.

What are we building here, shoeboxes?? From the picture on the website, it shows the majority of the property as greenspace and parking, this is not even possible. You cannot fit the building pictured and the greenspace also. Currently, there is one strip of commercial property and there is not as much parking available as what is pictured here. We need to see a more realistic version of what is to come.





Also, the city has already approved for over 100 stacked townhouse units to be built on Albright Road without enough parking for all of the units. These are not affordable homes; the artist rendition shows what appears to be rooftop terraces.

Where exactly is all this parking going to be? Are we talking about the driveways for the homes? Is it going to be underground parking? I see only 42 parking spaces for these stacked units. Not very realistic.

Currently, this neighbourhood cannot support the amount of traffic and it has become a very dangerous area for children and seniors.

The minimum parking required is not realistic, who even came up with that? Everyone has two cars or more nowadays, but you don't think they will need to park them anywhere?

Would the city like everyone to park their cars on the outskirts and take buses to their homes? That's how it seems and it's not going to happen.

Does the city also not realize that everyone is going to try and cram through one lane to get on or off of the expressway causing huge traffic backups? I have seen what it is like to try and turn left onto Greenhill from Harrisford when there is an issue on the expressway causing everyone to get off and usually have to turn around to go back down to Albright and over to Mount Albion to turn with the light. This is how this corner will be permanently once you add this many more cars.

The city has also closed two of the schools in this neighbourhood, where are the children moving here to go to school? Let's add some more school buses trying to cram through the streets with everyone else.

Will you be expecting all of the children within the block of Greenhill, Mount Albion and Albright to be playing in the one small parkette that is now there? With homes right out to the sidewalk roadways for cars to get to the houses and buildings, there will be no greenspace for them to play in on site.

This is not a neighbourhood that makes bus travel convenient. Whichever bus anyone takes, will require them to then transfer to at least one other bus to get to wherever they are travelling to. Certainly, when the city begins the chaos of the LRT, there will be no easy way for citizens to access the downtown or west end locations without being stuck on buses for hours. I did try using the bus when I first moved here, it took two to three times longer to get to work, everyone is the same, they want time at home, not time on buses so they drive.

Where will all the snow go from the interior roadways? There will be no room on site to store it. Will it be pushed out onto Mount Albion and Greenhill to be cleared by the city? As homes will be right to the sidewalk, where will owners put the snow when they clear the sidewalk in front.

Did anyone even come out to this neighbourhood to try and understand the level of vehicles moving through?

This used to be a lovely neighbourhood to bring up children, now it is too dangerous to take my grandchildren out on their bikes.

Has the greed for tax dollars taken over everyone's minds?

I live in the [REDACTED] townhome condominiums and have been here for more than 30 years. Over that time, there have been some changes to add to the neighbourhood, but it was always smaller groups of homes. Now it is getting out of hand.

Already, the one block of Harrisford that runs from Albright Road to Greenhill Avenue has two speed bumps added. This does little to slow the constant stream of cars, many coming from the other side of Mount Albion. I am in an end unit at Harrisford so I both see and hear the cars and trucks as they slam over the first bump and then slow for the second.

There is currently very little parking and many of the owners have children who cannot afford to leave home or have returned. All have vehicles fighting for places to park.

When the schools are opening or closing, you cannot move for traffic, when we add hundreds more cars to this small block, how are people going to get around?

We have struggled over the years when Elisabeth Bagshaw School was in place as it seems children don't walk to school any longer. We had numerous problems getting in and out of our survey as cars line both sides of the streets to drop off or pick up their children. St. Lukes School is still the same.

Now we have a bus lane in front of the Guido de Brès Christian High School but we also have students driving. Many who do not stop at the stop sign.

The sewers in this neighbourhood cannot support these new buildings. Already, when there are major storms which happen more often now, the water bubbles back up into the street.

All of the water from the new developments at the top of the Rehill Expressway also flow past here which the sewers and storm basins cannot support.

Has no one noticed that houses aren't even selling? It took years to sell the houses built at the corner of Mount Albion and Albright. I don't see the new properties in the Upper Red Hill Valley Parkway selling very quickly either.

Homes in this complex used to sell in days and they are some of the largest homes on the Hamilton market in the under \$600K price. Now, they sit on the market for months.

This new addition will just turn this neighbourhood into a slum.

I truly doubt that my concerns will make any difference as I know neighbours have already complained to Matt Francis and it has had no impact.

Thanks, Lorene

Lorene Knowles

From: RICHARD DOBRUCKI
Sent: June 12, 2024 9:27 AM
To: clerk@hamilton.ca
Subject: 399Greenhill Ave, Hamilton

Hello

Will Fire and Ambulance have enough lane way for getting in and out.
Also, Services like Dart's and Garbage Pick Up will need Lanes. And will there be enough Visitor and Handicap Parking?

Thank You Rick Dobrucki

From: Mike Cadieux <
Sent: June 14, 2024 9:51 AM
To: Francis, Matt <Matt.Francis@hamilton.ca>
Cc: clerk@hamilton.ca;
Subject: 399 Greenhill zoning changes

Via this email I would like to confirm that we the Board of director's of WCC#76 are against the proposed development brought forward by Medalion Developments.

We as Board Members are also elected and are considered the fourth arm of government. As elected officials representing " 180 units" we are not in favour of the zoning change.

A town hall meeting was held on June 13th and all attendees voted against this project as presented.

It is time for the City of Hamilton to slow down with this proposal and review some of the concerns. Please see bellow some of the questions brought forward by the owners.

1. Traffic study was done during Covid restrictions , the urban planner stated this and added a 4% adjustment, this is not an accurate percentage! All school traffic was none existing. The new town house projects were not considered, the new private high school was also not included. We would recommend a new traffic study be done during the schools calendar.

2. How far will the rear parking be from our tree line?. We have just planted new trees in order to keep as much green space as possible. This new development may impeded on the root growth of our trees

3. The Niagara escarpment committee says they can do 12 storeys however we have found notes from the planning after 2022 submission that suggested "shadowing" and recommended they go for shorter buildings. Would the developer consider some modifications to be friendlier with there neighbours as good will on there part?

As we can see on the plan they are asking for 12 storey structure however with the mechanical rooms added to the top of the two 12 storey units that would make them 14 storeys?
As the original submission has changed should a new shadowing study be done?

4. Can our local infrastructure support this growth and is the developer willing to spend extra \$ to support all the extra cost?

5. What retail store will be allowed. Our community has lost a Grocery store(the only one in our area) will the pharmacy stay, will the dentist stay, will the bank stay etc.....
Does Medalion have a plan for what retailers will be staying or what they are planning?
This is important for our community

6. Part of the plan is a dog park area, Who will be cleaning up this area, also noise consideration. We thought that for a dog park the city requires one acre of land?

7. Has the City of Hamilton reviewed with other municipalities in regard to Medalion's reputation.
<https://www.cbc.ca/news/canada/london/300-residents-three-showers-london-building-management-says-to-share-until-water-interruptions-fixed-1.7203869>

<https://london.ctvnews.ca/committee-plays-hard-ball-with-medallion-corporation-over-illegally-converted-parking-lot-1.6331896>

Again we are not against new housing however the existing proposal is not correct for the Davis Creek community.

Can the developer compromise and work with the community?

We believe it is time for the City of Hamilton to slow things down and have a few more studies be re done.

I would also like to Thank Matt Francis our Councillor ward 5 for attending our meeting and listening to our concerns.

Via this email we would like to confirm that we will be sending a delegation at the planning meeting on June 18th.

Thank you for listening and look forward to compromise

On Behalf of WCC#76
Mike Cadieux President

From: Colleen's Business Email

Sent: June 16, 2024 3:45 PM

To: clerk@hamilton.ca

Subject: 399 Greenhill Avenue Development - Notice of Public Meeting for June 18, 2024 at 9:30 AM (UHOPA-22-016 & ZAC-22-030)

Good Afternoon,

Notice of Public Meeting of the Planning Committee (UHOPA-22-016 & ZAC-22-030)
June 18, 2024 at 9:30AM

Owner: Medallion Development Inc. c/o Luka Kot
Applicant / Agent: Bousfield Inc. c/o Anna Wynveen
Subject Property: 399 Greenhill Avenue

I would like to submit two questions as part of the Public Input section:

1. Has the City of Hamilton, the Owner or the Applicant consulted with the six members of the Joint Stewardship Board (JSB) and the Haudenosaunee Development Institute (HDI) with respect to this development?
2. Why weren't more residents of the surrounding neighbourhood notified of the development and its subsequent meeting?

I would like these questions answered at the public meeting.

In regards to the Collection of Information section, I expressly request that the City of Hamilton remove my personal information (address, phone number, email address, etc.) from this communication.

Thank you.

Colleen Long

From: Mary Sodergard
Sent: June 17, 2024 10:53 AM
To: clerk@hamilton.ca
Subject: 399 Greenhill Avenue, Hamilton

From: Bill and Mary Sodergard

We are concerned that a traffic flow in this area was completed during covid so we are therefore asking that another traffic flow assessment be done again in real time and that the overall area be assessed. Following are our other concerns with explanations.

Thanking you in advance.

10:45 AM Mon Jun 17

AA mail.google.com

June 13 - Ju... June 13 - Ju... 399 Greenhi... 399 Greenhi... 399 Greenhi...

M **Mary Sod...** Jun 13, 2024, 1:22 PM (4 days ago) ☆ 😊 ↶ ⋮
 to me ▾

3

My husband and myself are opposed to the application by Bousfield Inc. on behalf of Medallion Developments for lands located at 399 Greenhill Ave., Ham., (Ward5) to rezone the subject lands. What they are proposing is not feasible or safe for the specific area.

+

CONCERNS:

- congestion or accident forcing all traffic to divert onto Greenhill exit. We know how congested the Redhill, is at rush hours
- street parking on Harrisford St. Is always full now, where would the overflow be expected to, park
- with retail proposed, how would parking work for them
- Harrisford St. and Albright are 30km with 2 schools within a short distance from Greenhill. With proposed planning, safety would be a huge concern

The Greenhill exit of the Redhill that goes by this proposal is the last southern exit before the top of the Redhill expressway. When there is an accident or closure either to the top of the Redhill, or to the Linc, all traffic is diverted to the Greenhill exit. This traffic includes trucks, buses and cars and when this has happened the flow of traffic is extremely slow, constant and staggering. To add to this congestion, the exit for Harrisford St.(which is 30km and a few hundred yards from Albright St., also 30km with both having schools and a Church) is only a few hundred feet from the Redhill then as you continue on Greenhill, there is a stop sign with school crossing guard maybe 50 feet from Harrisford St. Exit and then a stop light within another say 75 feet. So if traffic is turning onto Harrisford St. it will cause a back-up plus another back-up when you approach the stop sign followed by another back-up when you approach the stoplight on Mt. Albion. What about traffic going in and out of the proposed properties and retail? How safe would this be and how would traffic flow at all. This is not about "not in my backyard", it is about a proposal which is not feasible on all accounts - as this area is dense enough with housing and population and the local streets are not equipped.

Therefore, this proposal to rezone should be firmly opposed.
 Thank you. Bill and Mary Sodergard, [REDACTED]

>



WELCOME TO THE CITY OF HAMILTON

PLANNING COMMITTEE

June 18, 2024

PED24093 – (ZAC-22-030 & UHOPA-22-016)

Applications for an Official Plan Amendment and Zoning By-law Amendment for Lands Located at 399 Greenhill Avenue, Hamilton.

Presented by: Daniel Barnett

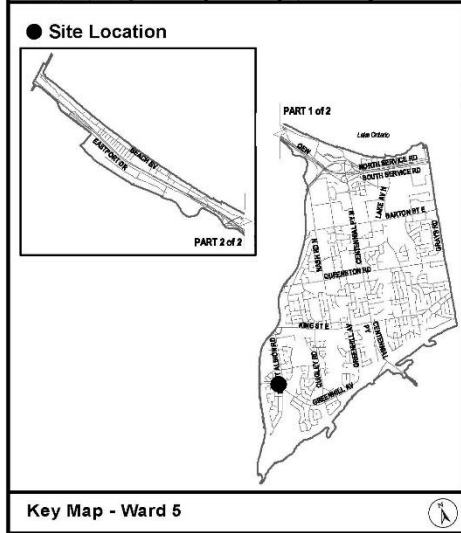
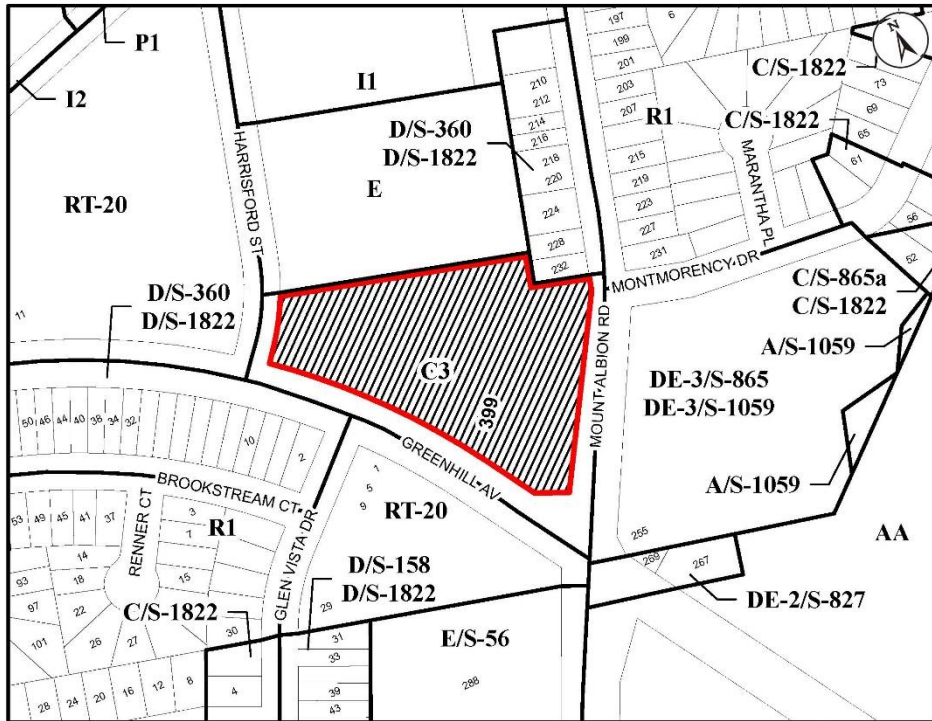


SUBJECT PROPERTY



399 Greenhill Avenue, Hamilton





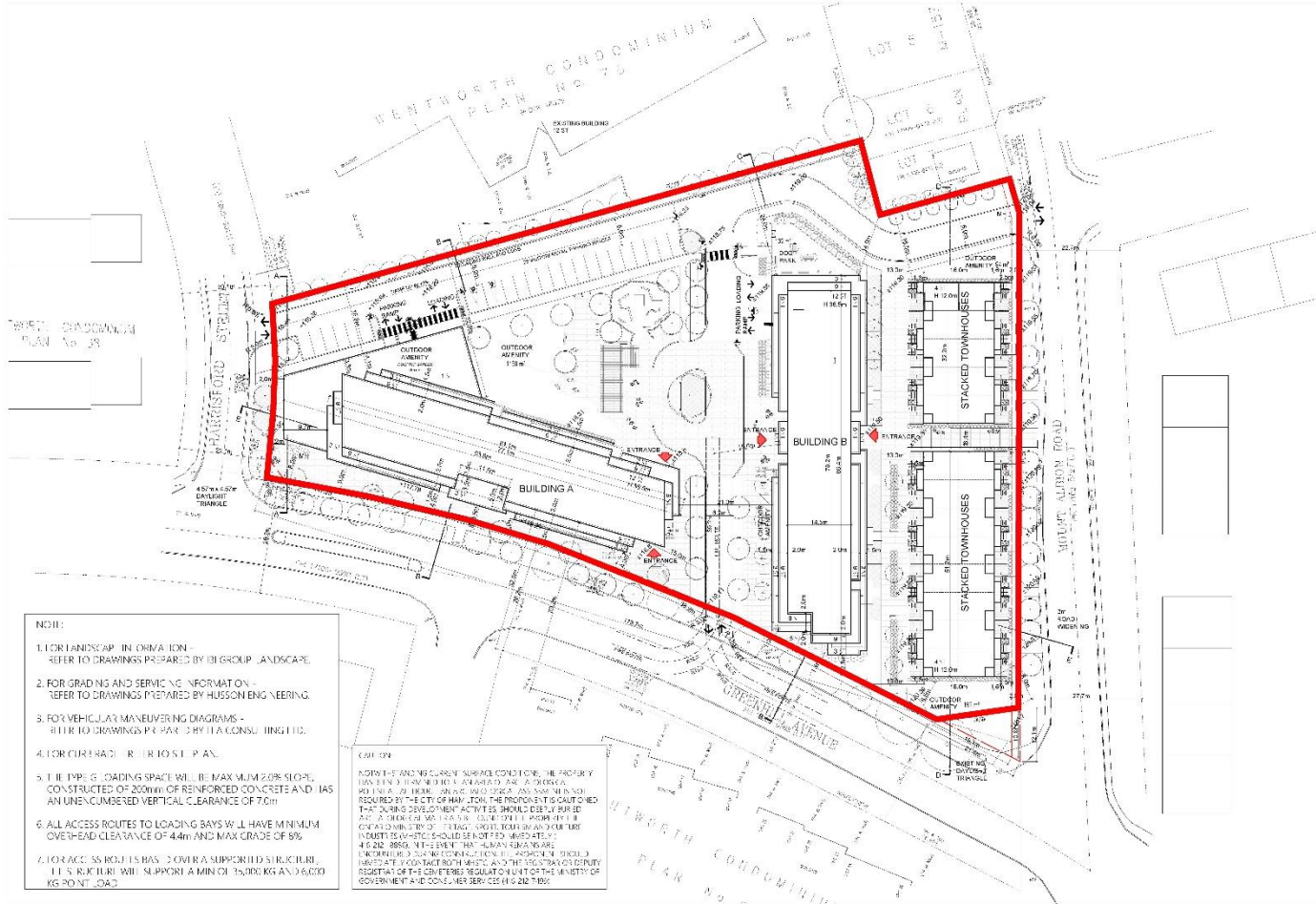
Location Map

Hamilton
 PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number: ZAC-22-030/UHOPA-22-016	Date: April 11, 2024
Appendix "A"	Scale: N.T.S
Planner/Technician: DB/NB	

Subject Property
 399 Greenhill Avenue, Hamilton (Ward 5)

Change in zoning from the Community Commercial (C3) Zone to the Mixed Use Medium Density (C5, 897, H172) Zone



IBI IBI GROUP ARCHITECTS
 7th Floor-55 St. Clair Avenue West
 Toronto, ON, M4V 2Y7, Canada
 Tel: 416 596 1930 fax: 416 596 0644
 ibigroup.com



399 GREENHILL, HAMILTON
SITE PLAN

PROJECT No. 122615 SHEET 18, 2023 SCALE : 1:500



IBI GROUP ARCHITECTS
7th Floor-55 St. Clair Avenue West
Toronto ON M4V 2Y7 Canada
tel 416 596 1930 fax 416 596 0644
ibigroup.com



399 GREENHILL , HAMILTON
PERSPECTIVE VIEW 1
PROJECT No. 1226.5 SEPT '8, 2023

17



IBI GROUP ARCHITECTS
7th Floor 55 St. Clair Avenue West
Toronto ON M4V 2Y7 Canada
tel 416 596 1930 fax 416 596 0644
ibigroup.com



399 GREENHILL, HAMILTON
PERSPECTIVE VIEW 2
PROJECT No. 127615 SFPT 8, 2023

18



IBI GROUP ARCHITECTS
 7th Floor-55 St. Clair Avenue West
 Toronto ON M4V 2V7 Canada
 tel 416 596 1930 fax 416 596 0644
 ibigroup.com

399 GREENHILL, HAMILTON
NORTH AND SOUTH ELEVATIONS

PROJECT No. 2265 SEPT 18, 2023 SCALE : 1:400

13



IBI GROUP ARCHITECTS
 7th Floor-55 St. Clair Avenue West
 Toronto ON M4V 2Y7 Canada
 tel 416 596 1930 fax 416 596 0644
 ibigroup.com

399 GREENHILL, HAMILTON
BUILDING A EAST AND WEST ELEVATIONS
 PROJECT No. 226 5 SEPT 18, 2023 SCALE: 1:400

14



IBI GROUP ARCHITECTS
 7th Floor-55 St. Clair Avenue West
 Toronto ON M4V 2Y7 Canada
 tel 416 596 1930 fax 416 596 0644
 ibigroup.com

399 GREENHILL, HAMILTON
BUILDING B EAST AND WEST ELEVATIONS
 PROJECT No. 1226'S SEPT 18, 2023 SCALE : 1/400

15



IBI GROUP ARCHITECTS
7th Floor-55 St. Clair Avenue West
Toronto ON M4V 2Y7 Canada
tel 416 596 1930 fax 416 596 0644
ibigroup.com

399 GREENHILL , HAMILTON
TOWNHOUSE ELEVATION
PROJECT No. 1226'5 SEPT '8, 2023 SCALE : 1:400

16



Easterly portion of the subject property, as seen from Greenhill Avenue looking north east



Westerly portion of the subject property, as seen from Greenhill Avenue looking north west



Subject property and the existing 12 storeys multiple dwelling at 30 and 40 Harrisford Street located to the north of the subject property, as seen from Harrisford Street looking north east



Property at 30 and 40 Harrisford Street located to the north of the subject property, as seen from Harrisford Street looking north east



Existing townhouse dwellings located to the west of the subject property, as seen from Harrisford Street looking north west



Existing single detached dwelling and townhouse dwellings located to the south of the subject property, as seen from Greenhill Avenue looking south west



Existing townhouse dwellings and 12 storey multiple dwelling at 288 Mount Albion Road located to the south of the subject property, as seen from Greenhill Avenue looking south east



Existing townhouse dwelling and 12 storey multiple dwelling at 288 Mount Albion Road located to the south of the subject property, as seen from Greenhill Avenue looking south



Existing townhouse dwellings located to the east of the subject property, as seen from Mount Albion Road looking north east



Subject property and the existing 12 storey multiple dwelling at 30 and 40 Harrisford Street located to the north of the subject property, as seen from Mount Albion Road looking north west



Existing townhouse dwellings located to the east of the subject property, as seen from Mount Albion Road looking north east



THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE

My name is Larissa Rickli and I am a member of Hamilton ACORN's Mountain Chapter and a tenant in Ward 6.

I am writing to call on the Planning Committee to implement a strong Rental Housing Protection Bylaw that protects tenants against displacement through condo conversion!

I live in a townhome survey, and since I am a long-term tenant, I do not pay market rent for my home. Recently, we have heard rumours about our landlord beginning to sell off our rental townhouses to condo owners - they claim the units are condominiums, but tenants have been renting these townhomes since they were built in the sixties. We don't have anywhere to go where we could pay what we currently pay in rent; those units are triple if not quadruple the price we're paying right now.

Hamilton doesn't need more condos, we need affordable rental homes that can fit families. We urge council to take action on keeping condo conversions from reaching crisis levels.

Thank you for reading my delegation.

Hello City Councillors and City Staff,

My name is Kayla Leet and I am a member of Hamilton ACORN's East End Chapter and a tenant in Ward 4.

I am writing to call on the Planning Committee to implement a strong Rental Housing Protection Bylaw that protects tenants against displacement through demoviction!

I live in a low-rise apartment building, and since I am a long-term tenant, I do not pay market rent for my home. Recently, we have heard rumours about our landlord planning to demolish our homes, and have received bad faith buyout offers well below what we would need to find another place. We don't have anywhere to go where we could pay what we currently pay in rent. If the landlord follows through with the threat of demoviction, we will move from our apartments to tents.

Hamilton doesn't need more luxury housing, we need affordable rental homes that can fit families. We urge council to take action on keeping demoviction from reaching crisis levels.

Thank you for reading my delegation.

Hello City Councillors and City Staff,

My name is Rhonda Coleman and I am a member of Hamilton ACORN's Mountain Chapter and a tenant in Ward 6.

I am writing to call on the Planning Committee to implement a strong Rental Housing Protection Bylaw that protects tenants against displacement through condo conversion!

I live in a townhome survey, and have done so for many years. Recently, we have heard rumours about our landlord beginning to sell off our rental townhomes - they claim the units are condominiums, but tenants have been renting these townhomes since they were built. There is so much confusion around whether we will be displaced by this process, and we cannot trust our landlord to act in good faith through this process.

Even if the province won't protect our rights to stay in our homes, we look to the city of Hamilton to require landlords to provide 1:1 unit replacement for tenants who may be displaced through the condo conversion process.

Thank you for receiving my delegation.



PROTECT HAMILTON TENANTS FROM CONDO CONVERSION AND DEMOVICTION

ACORN Hamilton
Communication – June 18
Planning Committee



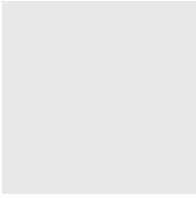




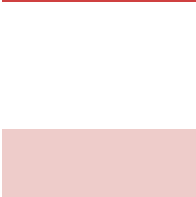


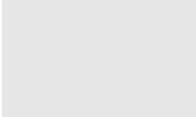

(905) 393-5734

hamilton@acorncanada.org

acorncanada.org

56 Mulberry St. Suite 8, Hamilton, ON

TABLE OF CONTENTS

	What is ACORN? / Introduction	03
	ACORN's support for the Rental Housing Protection Bylaw	04
	Demoviction	05
	Condo conversion	06
	What other Jurisdictions are doing	07
	What to know about the Rental Housing Protection Bylaw	11
	Concerns with current draft policy (rationale for demands)	12
	Case studies	13
	Conclusion	14
	Appendix (full demands)	15

WHAT IS ACORN?



ACORN Canada, the Association of Community Organizations for Reform Now, founded in 2004, is an independent grassroots organization that fights for social and economic justice for low and moderate income communities. We believe that social and economic justice can best be achieved by building community power for change. ACORN has over 168,000 low-to-moderate-income individual members in 24 neighbourhood chapters in 10 cities across the country. ACORN started organizing in Hamilton in 2017 and has grown to have four neighbourhood chapters: Downtown, Mountain, East End and Stoney Creek.

INTRODUCTION

Ontario is in the midst of a worsening housing crisis. One of the key contributing factors is the rapid loss of affordable rental housing. Demovictions and conversions are displacing tenants from their affordable homes to give way to luxury rentals and condos. Once evicted, these tenants are displaced from their communities, thrown into a housing market where they are not able to afford the rent and face the threat of homelessness or are forced to cut back on spending for essential services just to be able to pay for their housing. Current regulations at the provincial level are extremely weak when it comes to tenant protections in case of demolition, and regulations on conversions do nothing to address the impact of losing affordable rentals. Therefore, it is critical for cities to use their powers to ensure that tenants' rights and homes are protected. Rental replacement bylaws are a tool cities can use to require developers to replace the existing affordable units during the redevelopment of affordable housing and offer them back to existing tenants at the same rent. They are a key protection that help preserve the existing affordable housing in Ontario cities. **This report will outline** current regulations surrounding demolition and conversion of rental housing in Ontario, exemplary rental replacement policies that have been implemented in other municipalities, ACORN's concerns with Hamilton's current draft Rental Housing Protection Bylaw and our proposed amendments, and testimonials from Hamilton tenants who have faced threats of demoviction and condo conversion.

ACORN'S SUPPORT FOR THE RENTAL HOUSING PROTECTION BYLAW

OUR DEMANDS FOR THE COMMITTEE ON JUNE 18TH:

ACORN strongly supports the proposed rental housing protections bylaw but we are proposing a few amendments to ensure maximum protection for tenants:

1. Improve how rent top-ups are calculated (**recommendation:** use average market rent for units of the same type that have turned over in the last 3 years across the city/housing market zone OR follow Toronto's example of only including rents from constructed in 2015 or later).
2. Review both the renovation AND demoviction bylaws after two years of implementation. It will be important to monitor the bylaws' strengths and weaknesses and give tenants the opportunity to provide feedback for improvement.
3. Make replacement units truly affordable forever. We need to ensure that both units occupied by tenants exercising their first right of refusal and replacement units occupied by new tenants have the same rents before the redevelopment and are rent-controlled in perpetuity.
4. If improvements are made to rent top-ups for the Rental Housing Protection Bylaw, similar changes should be made for the Renovation License and Relocation Listing Bylaw.



DEMOVICTION

Demoviction is when a tenant is displaced because their unit is being demolished. The housing that is at greatest risk of demoviction are purpose-built rentals, where vacancy rates have remained very low and rents are well below the current market rate. Purpose-built rentals play a vital role in providing housing, especially to low- and moderate-income tenants.

Toronto is in the midst of a growing demoviction problem. According to data from the city's website, there have been 81 apartment buildings approved for demolition and replacement in Toronto since 2017. During those years, 2022 saw the most approvals with 23, after eight approvals in 2021 and 11 in 2020. Those buildings included 3,225 rental homes and 1,757 affordable units. Hamilton is not currently facing a demoviction crisis; however, the City has become a target for forcing out long-term tenants. Data gathered from the LTB by ACORN Ontario through a Freedom of Information request shows that the number of N13s issued province-wide increased by 1500% between 2017 and August 2023, and Hamilton ranked 2nd in Ontario for the total number of N13s filed during that time, with 337. With the Renovation License and Relocation Bylaw taking effect in January 2025, ACORN expects many financialized landlords to begin exploring other options to dishonestly displace tenants and increase their profits. Hamilton's

aging purpose-built rental stock makes it the perfect candidate for the next demoviction hotspot, therefore we are well-positioned to proactively enact regulations to ward off a future wave of mass-demovictions.

Provincial protections against demoviction are virtually non-existent; when a tenant's unit is being demolished, they are entitled to compensation in an amount equal to 3 months' rent and must be given at least 120 days' notice to vacate under s.50 of the Residential Tenancies Act (RTA). When it comes to long-term tenants paying well below market rent, this does not effectively deter landlords from demolishing buildings and does not provide tenants with enough compensation to cover moving expenses. Tearing down affordable rentals to build new ones also exacerbates the housing crisis. Under current provincial legislation, units first-occupied after November 15, 2018 (i.e new-builds) are not protected by rent-control. Therefore, any newly-built rentals will not meaningfully contribute to Hamilton's supply of affordable, stable, long-term housing.

All of this makes municipal protections against demovictions extremely important for the preservation of affordable rental housing and more effective when enacted proactively. Hamilton needs to take action now to avoid following in Toronto's footsteps and protect its already limited supply of affordable rentals before it is too late.

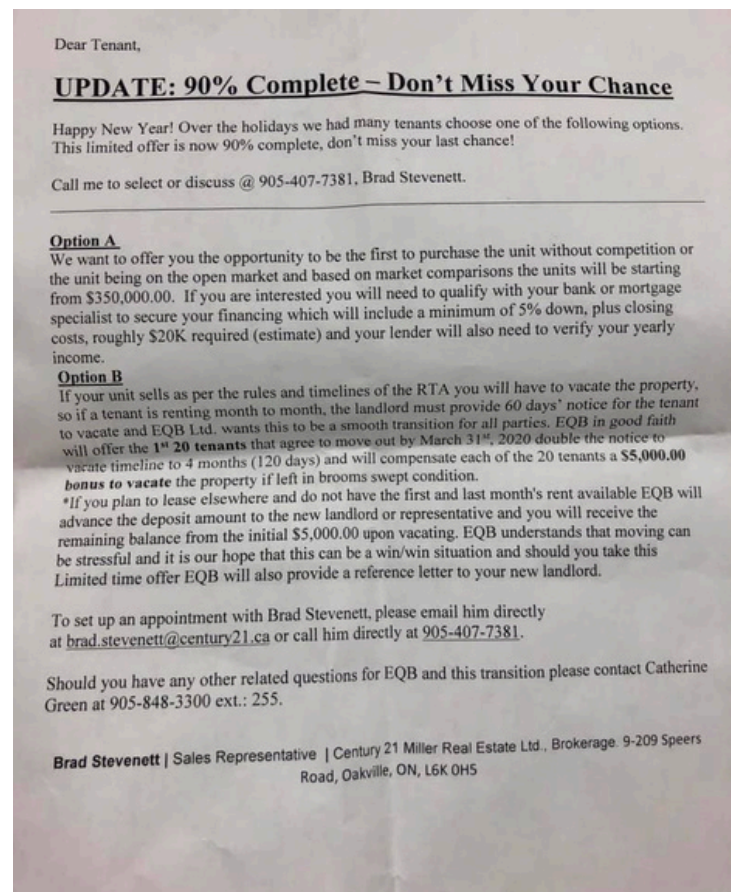


CONDO CONVERSION

A condo conversion is when an existing residential complex is converted to condominiums. This can only be done with approval from the municipality. Condos can be any type of building (highrises, townhouses, etc.) and can be residential or commercial. Once a property is converted to a condo, it has to be managed according to the Condominium Act.

Tenants have protections when a rental complex is converted to condominiums, laid out in s.51 of the Residential Tenancies Act (RTA). After a rental complex has been converted to condos, if a tenant was renting the unit at the time of the conversion, the landlord cannot terminate their tenancy for personal use of the unit by the landlord or a purchaser under s.48 or s.49 of the RTA. The protections set out don't apply to a residential complex if no unit in the complex was rented before July 10, 1986 and any part of the complex was converted to condos earlier than two years (to the day) after the first unit in the complex was ever rented. The protections apply only to the original tenant and not a sub-tenant or assignee of the lease. The protections don't apply to a tenant if they began renting their unit after the complex was converted to condos.

Although these protections are good, we need even stronger municipal policy surrounding condo conversions. The RTA only protects tenants that predate the conversion and does nothing for the loss of affordable rentals. Almost all recent and proposed new developments in Hamilton are condominiums; it is unwise to continue allowing the conversion of our existing rental stock to condos when it is already insufficient. Hamilton's rental replacement bylaw should seek to preserve affordable rentals and protect future tenants as well as existing tenants.



Picture above. High pressure sales tactics and misleading information to tenants at 280 Montmorency in Ward 5 regarding potential condo conversion.

WHAT OTHER JURISDICTIONS ARE DOING

Toronto and Burnaby have each implemented robust rental replacement policies that protect tenants and preserve affordable housing, outlined below. Other cities in Ontario, including Mississauga, Brampton, and Oakville have begun implementing their own rental replacement policies as well, however they are lacking in comparison to those mentioned above.

DEFINITIONS:

Affordable rents means housing where the total monthly shelter cost (inclusive of utilities) is at or below the lesser of 1x the average City of Toronto rent, by dwelling unit type, as reported annually by CMHC, or 30% of the before-tax monthly income of renter households in the City of Toronto as follows:

Unit Type	Rent/Household Size
Studio	one-person, at or below 50th percentile income
One bedroom	one-person, at or below 60th percentile income
Two bedroom	two-person, at or below 60th percentile income
Three bedroom	three-person, at or below 60th percentile income

Mid-range rents are the total monthly shelter costs which exceed affordable rents but fall below 1.5x the average City of Toronto rent, by unit type, as reported annually by CMHC.

- **Mid-range rents (affordable)** total monthly shelter costs that exceed Affordable rents but are at or below the average City of Toronto rent, by unit type, as reported annually by CMHC.
- **Mid-range rents (moderate)** total monthly shelter costs that exceed Mid-range rents (affordable), but are at or below 150% of the average City of Toronto rent, by unit type, as reported annually by CMHC.

TORONTO, ON

The City of Toronto's Official Plan contains provisions for new developments and conversions of rental housing to condominiums that result in the loss of rental units. It has also recently updated its definition of **affordable rents**, tying monthly shelter costs to income rather than market rates, and provides additional definitions for **mid-range rents** to ensure a full spectrum of affordability across the housing continuum. It states that new developments resulting in the loss of **one or more** rental units will not be approved unless an acceptable tenant relocation and assistance plan addressing the right to return to occupy one of the replacement units at similar rents, the provision of alternative accommodation at similar rents, and other assistance is provided to lessen hardship for existing tenants. On April 17, 2024, Toronto City Council also passed a motion to change the baseline data for calculating average market rent to include only buildings built in 2015 or later. This is a substantial improvement to current average market rent data. It would increase the amount of rent-gap payments required under a tenant relocation and assistance plan and save tenants hundreds of dollars per month during their displacement, enabling them to find safe, suitable, alternative housing.

WHAT OTHER JURISDICTIONS ARE DOING

TORONTO, ON (CONT.)

Additionally, new developments resulting in the loss of **six or more** rental units and the conversion to condominium of any building containing **six or more** rental units will only be approved if:

- All units have rents that exceed mid-range rents at the time of application, OR
- At least the same number, size and type of rental housing units are replaced and maintained with rents similar to those in effect at the time the redevelopment application is made
- For a period of at least 10 years, replacement units must have rent amounts equivalent to first occupancy and increased annually by no more than the Provincial Rent Increase Guideline
- The supply and availability of rental housing in the City has returned to a healthy state and is able to meet the housing requirements of current and future residents.

This decision is based on several factors, including whether:

- The City is showing sustained and projected growth in the supply of rental housing
- The overall vacancy rate has been at or above 3.0 per cent for the past four consecutive annual CMHC surveys
- The proposal may negatively affect the supply or availability of specific types of rental housing, including affordable units, units suitable for families, or housing for vulnerable populations, either City-wide or in a geographic sub-area of the City.

The City also has protections for tenants and preserving affordable housing under the Residential and Rental Property Demolition and Conversion Control Bylaw. The bylaw requires that those seeking to demolish or convert any part of a residential rental property obtain a permit to do so. Stipulations as part of the permit approval process include that an application may only be approved if fewer than six rental units are impacted by the proposed demolition/conversion as well as any previous demolitions/conversions within the last five years, AND the proposed demolition/conversion will not reduce the total number of rental units to less than six.

WHAT OTHER JURISDICTIONS ARE DOING

TORONTO, ON (CONT.)

Conditions may also be imposed onto the approval of an application, including:

- In the case of a demolition, requirements to replace the rental units with rental units at similar rents, and for tenant relocation and other assistance, including the right to return to the replacement rental housing.
- In the case of a conversion to a condominium, requirements relating to the cost impacts on tenants.

Toronto's rental replacement policies are so strong due to the City's unique definitions of affordable and moderate rents and more accurate calculation of average market rent for rent-gap payments, the requirement for at least 1:1 replacement of affordable units, the provision that replacement units must be kept affordable and rent controlled for at least 10 years, and the provision requiring a tenant assistance and relocation package if even one rental unit is to be lost. Similarly, their threshold for waiving these requirements is much higher, requiring existing rents to exceed 1.5x (or 150%) of CMHC reported market rent. It is estimated that over 4,000 rental units have been protected from being replaced over the past 15 years by these aspects of the City's policy.

BURNABY, BC

In Burnaby, tenants are protected from displacement due to rezoning redevelopment through the City's Tenant Assistance Policy. The policy is one of the most progressive in Canada, with four pillars of support for tenants:

- Help finding a new place to rent, if requested.
- Rent top-up payments, if needed, to bridge the gap between current rent and rent for a new unit.
- Financial support for moving and help with making arrangements, if requested.
- The right to return to the redeveloped building at the same rent (plus any Residential Tenancy Act rent increases) in a unit with the same number of bedrooms.

The Tenant Assistance Policy works in combination with Burnaby's Rental Use Zoning Policy, which creates opportunities for new rental housing, protects existing rental housing, and requires the inclusion of affordable rental units. **All affordable rental units will be zoned for rental use**, to ensure that rental housing will be provided on these sites even if they are redeveloped in the future. It also includes a protectionary measure, which involves rezoning existing purpose-built rental housing to rental zoning, to prevent existing rental units from being redeveloped to other types of housing.

WHAT OTHER JURISDICTIONS ARE DOING

BURNABY, BC (CONT.)

The Rental Use Zoning Policy is organized into four streams:

STREAM 1: REPLACEMENT RENTALS

- Applies to sites with purpose-built rental buildings of **five or more units** being rezoned.
- All existing rental units must be replaced on a 1:1 basis. If this is less than 20% of the total market unit count, inclusionary rental units must be added to make up the difference.
- Replacement rental units must have the same number of bedrooms as the existing units.
- Tenants covered by the City's Tenant Assistance Policy will be offered the right of first refusal for replacement rental units.
- Rents for replacement rental units must be set to existing rents for returning tenants, plus any annual increases permitted by the provincial authority between demolition and occupancy. Units without a returning tenant must be made available to others with rents 20% below CMHC market median rates.
- Rents can be increased annually according to provincial maximums, but can be readjusted to 20% below CMHC market median rents when tenants change.

STREAM 2: INCLUSIONARY RENTALS

- Applies to sites being rezoned with a commercial or mixed-use designation.
- Unused commercial density may be used for rental units.
- Projects must meet any inclusionary rental requirements before adding voluntary rental.
- At least 20% of units must be adaptable.
- Rents for voluntary rental units may be set to market levels, increased annually according to RTA maximums, and readjusted to market rents in between tenants.



WHAT OTHER JURISDICTIONS ARE DOING

BURNABY, BC (CONT.)

STREAM 3: VOLUNTARY RENTALS IN COMMERCIAL DISTRICTS

- Applies to sites being rezoned with a commercial or mixed-use designation.
- Unused commercial density may be used for rental units.
- Projects must meet any inclusionary rental requirements before adding voluntary rental.
- At least 20% of units must be adaptable.
- Rents for voluntary rental units may be set to market levels, increased annually according to RTA maximums, and readjusted to market rents in between tenants.

STREAM 4: PROTECTION OF EXISTING RENTALS

- Applies to all sites with **five or more** purpose-built rental units, across the city.
- All non-stratified, purpose-built rental buildings will be rezoned to the corresponding rental zone for exclusively rental use.
- Existing units will not be affected by this rezoning.
- Rents and rental agreements for existing units will not be affected by this rezoning.

WHAT TO KNOW ABOUT THE RENTAL HOUSING PROTECTION BYLAW

- Would apply to all residential rental properties city-wide containing 6 or more rental units.
- Would require landlords/developers to apply for a permit from the City to demolish or convert rental properties (called a section 99.1 permit).
- Would permit the City to attach conditions to a permit, such as requiring legal agreements for replacement units in a new development, providing tenant assistance, and other conditions.
- Would require applicants to provide proof of notice to tenants informing them of the application and their rights under relevant legislation.

CONCERNS WITH CURRENT DRAFT POLICY (RATIONALE FOR DEMANDS)

In 2022, the City of Hamilton reviewed its rental housing protection policies and proposed changes surrounding conversions of primary rental housing to condominiums and demolitions of primary rental housing, resulting in the drafting of the Rental Housing Protection Bylaw. The proposed policy changes intend to establish appropriate limitations to ensure protection for existing affordable rental housing units. ACORN Hamilton strongly supports the bylaw and, above all, does not wish to delay its implementation beyond the planned date of January 1, 2025. However, as the draft bylaw stands, there remain a few concerns for us:

- Rental replacement not always required and option for replacement off-site.
- Lack of clarity of the long term fate of the affordability of replacement units and rents of replacement units where original tenants do not re-occupy
- Tenant protections and approval of Section 99.1 permits rely too heavily on CMHC vacancy rate and average market rent data.
 - CMHC-reported average market rent for all unit types across the city is artificially low compared to current asking prices. A tenant currently paying average market rent would be looking at a 20-40% increase if they were displaced and had to find a new rental today.
 - Tenant protections and approval of demolition permits should not be tied to vacancy rates. A city-wide vacancy rate of over 3% does not mean low income tenants will have an easier time finding affordable housing. CMHC data shows that in October 2020 the vacancy rate of rentals city-wide was 3.9%, however, the vacancy rate for the most affordable units in the city has never been higher than 1% in the past 10 years.
- Allowing the conversion of purpose-built rentals to condominiums.
 - There is an abundance of new condo developments in Hamilton, while purpose-built rental stock is dwindling and needs greater protection. There is no benefit to tenants or in addressing the housing crisis by converting existing rentals to condos.

ACORN commends the bold steps Council has taken toward improving tenant protections in the City with the Safe Apartment Bylaw, Renovation License and Relocation Bylaw, and Tenant Support Program. We now ask for the same dedication and rigour in developing the Rental Housing Protection Bylaw.

CASE STUDIES

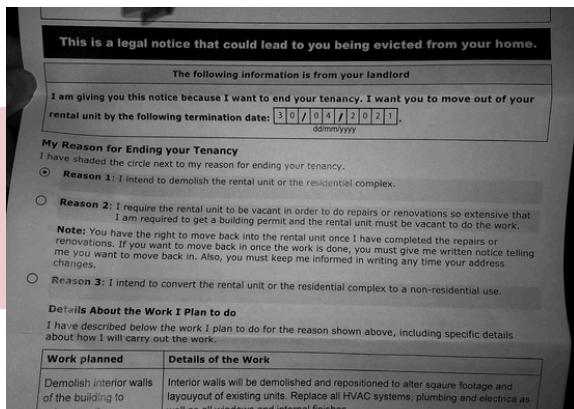


468 JAMES ST N

468 James Street North had 13 affordable units. The building changed ownership in 2021 and the new developer gave remaining tenants N13 notices for demolition. The tenants organized with ACORN and were able to secure more compensation and time to move out.

181 JOHN STREET NORTH AND 192 HUGHSON STREET NORTH

Greenwin sold to Valery Homes in 2021. Permits had already been approved by the city for major demolition of lower floors of each highrise. Dozens of tenants were displaced and affordable family friendly units were lost.



816 CONCESSION ST

New landlord of the building was successful in receiving permits in 2021 to convert existing 11- 1-BR units into 7 new units (2- 1BR units plus 5- 2BR units) in 3-storey apartments building. Tenants were displaced with no support.

CONDO CONVERSION IN HAMILTON NEWS



Amid Hamilton's affordable housing crisis, 252 more apartments can become condos

Dec 11, 2018



Tightest Hamilton rental market since 2002 halts condo conversions

Apr 14, 2015



68 townhouses on the Mountain are being converted to condos

Jan 20, 2017



Moratorium won't stop 700 apartments from turning to condos

Apr 24, 2015



CONCLUSION

ACORN members continue to cite increasingly unaffordable housing as the most significant challenge for low and moderate-income people. With affordable units being destroyed faster than they can be built and the provincial government's lack of action to address the housing crisis, it is imperative that Hamilton take prompt action to preserve its existing affordable rental stock.

With a few tweaks, the draft Rental Housing Protection Bylaw will provide strong protections from demolition and condo conversion. **While ACORN supports the bylaw, tenants facing this type of no fault eviction do not want to be displaced in the first place.** Our hope is that the requirements for tenant support and rental replacement will discourage landlords from pursuing these types of redevelopment. Losing rental housing to condos will only make the affordable rental housing crisis worse and intensification at the expense of low income tenants will not get us no further ahead - not to mention all new units will not have rent control.

The City has already distinguished itself nationally as a leader in tenant protections; we encourage Council and staff to continue their work to uphold Hamilton's reputation as a champion of tenant rights.

ACORN Hamilton Contact Info



(905) 393-5734

hamilton@acorncanada.org

acorncanada.org

56 Mulberry St. Suite 8, Hamilton, ON

APPENDIX

ACORN'S FULL LIST OF DEMANDS FOR THE RENTAL HOUSING PROTECTION BYLAW:

Tenant Protections and Compensation

- Freeze on demolition/conversion applications until bylaw comes into effect.
- Rental top-ups must equal the difference between the tenant's original rent and either the cost of their temporary accommodation or average market rent (calculated using units of the same type that have turned over in the last 3 years across the city/housing market zone OR follow Toronto's example of only including rents from buildings constructed in 2015 or later), whichever is lower.
- Building maintenance must continue after a notice of demolition until all units are vacant.
- Compensation for storage costs of tenants' belongings that do not fit in temporary accommodations added to existing moving expenses.
- Specify that the tenant relocation coordinator/leasing agent must be a third party (not affiliated with landlord) and represent tenants' best interests OR have direct tenant input on acceptable alternate accommodations (recommendation: city staff to review relocation plan and make sure tenant consents).
- Explicitly state that temporary accommodations must be in Hamilton, in a comparable location (recommendation: use same criteria as for replacement units).
- Provisions ensuring that temporary accommodations are pet-friendly OR financial support (where applicable).

Replacement Units and Preservation of Affordable Rental Housing

- Existing rental units **must be replaced on-site** for ALL demolitions/conversion city-wide. Developers cannot opt out of rental replacement or be allowed to replace off-site.
- **Lost rental units must be replaced at a ratio of 1:1** or 30% of the total number of proposed units, whichever is greater (i.e. if 12-unit building is demolished and replaced by a 100-unit building, the much larger redevelopment must include 30 replacement units).
- Replacement rental units (including those that are not reoccupied) must be **permanently retained as affordable rentals** at similar rents and only increased according to provincial guideline amount (must be rent-controlled).
- Completely prohibit the conversion of purpose-built rentals to condominiums.
- Provide clearly defined, measurable parameters of what is meant by "affordable" for the purpose of retained and replacement rental units within the context of this bylaw (recommendation: follow Toronto's income-based definition of affordable housing).
- Strengthen the vacancy rate criteria for the approval of a Section 99.1 permit by separately assessing vacancy rates for the primary rental market, secondary rental market, and deeply affordable units.

APPENDIX

ACORN'S FULL LIST OF DEMANDS FOR THE RENTAL HOUSING PROTECTION BYLAW:

Communication/Transparency

- Any tenant engagement and required tenant meetings must include a representative from the City of Hamilton and community groups that support tenant rights, if requested (Hamilton Community Legal Clinic, ACORN).
- All written communication to tenants must be translated with common languages spoken by tenants in the buildings, and translation services must be provided at tenant meetings.
- Comprehensive and transparent data collection made available online, on-demand to help the City develop better policies and well-informed solutions to the housing affordability crisis in Hamilton.
 - **Section 99.1 permit application data that includes:** listing all section 99.1 permit applications currently in progress (and the stage of each application in the permit/development process), including details about the existing building (number of units, square footage, etc.); information on the proposed conversions/developments, such as number of proposed affordable rental units, timelines for completion (proposed and actual); etc.

Tenant data that captures: the demographics of tenants being impacted (including income/socio-economic status, race, age, with particular attention to collecting data on equity-seeking populations who are impacted), whether tenants can return when redevelopments are completed, the financial impact on tenants, etc.

2022 DEMANDS IMPLEMENTED/WON IN 2024 UPDATE:

- Eliminate option for cash-in-lieu payment instead of replacement rental units.
- Landlords must provide tenants with a temporary accommodation of comparable size and location at the same rent OR a rental top-up, should the tenant choose to find their own temporary accommodation.
- Temporary accommodation and rental top-ups only expire once the redevelopment is complete and tenants can exercise their right of first refusal.
- Landlords must provide tenants with help finding a new place to live and moving assistance (tenant's choice of an insured moving company arranged by the landlord OR compensation should they choose to find their own).
- Landlords must be responsible for providing extra support to vulnerable tenants (transportation to view interim housing, and packing assistance for those with mobility impairments).
- **Landlords must grant tenants the right to return to the redeveloped building at the same rent** (plus any Residential Tenancy Act rent increases) in a unit with the same number of bedrooms.
- Tenants must be given 180 days' notice of a move out day (60 days more than 120 required by Residential Tenancies Act).
- Require that tenants be provided with a package explaining their rights under this bylaw, the RTA, and any other applicable legislation in plain language before a Section 99.1 permit is issued.
- Require frequent communication to tenants during the redevelopment to share timeline on returning to units.

Hi city council my name is Terry MacBride and I am a tenant in ward 2 in the Beasley community.

In 2021 our two buildings were bought by a new landlord. All remaining tenants on floor 6 and below were told to move because of demolition of units.

My family had a 3 unit building and we had lived in the unit for 22 years

While most families moved, a small group came together to fight to stay

We organized with ACORN and went to the media and secured a meeting with the landlord and negotiated for families to be rehoused in the building for affordable rents.

While it was a relief for families , it should be a given that tenants are supported and offered new units or the right to return to their unit after the work.

Affordable family friendly housing was lost.

Now rents are going for 1,400+.

We need strong demoviction protections city wide.

Thank you.



Hello City Councillors and City Staff,

My name is MERVYN STURLAND and I am a member of ACORN's downtown chapter and a tenant in Ward 2.

I am writing to call on the Planning Committee to implement a strong Rental Housing Protection Bylaw that protects tenants against demovcition!

I live in a building on [REDACTED] In 2021, we were told our part of the building was being demolished. Nothing has happened since then and there have been no updates on what will happen to tenants in the building, many of whom are low-income and vulnerable.

I HAVE LIVED HERE FOR 17 YEARS & MY ACCOUNTS HAVE ALWAYS BEEN IN GOOD STANDING

SINCE THE DEMOLITION WAS ANNOUNCED

THE MANAGEMENT HAS USED SEVERAL UNDERHAND(ED)

TRICKS TO HAVE TENYANTS REMOVED:

1. MAKING IT DIFFICULT TO PAY RENT BY NOT HAVING A SUPERINTENDANT ON SITE

② REPORTING RENT NOT BEING PAID WHEN IT WAS

Thank you for your time.



Hello City Councillors and City Staff,

My name is Shelly Taylor and I am a member of ACORN's downtown chapter and a tenant in Ward 2.

I am writing to call on the Planning Committee to implement a strong Rental Housing Protection Bylaw that protects tenants against demovcition!

I live in a building on [REDACTED] In 2021, we were told our part of the building was being demolished. Nothing has happened since then and there have been no updates on what will happen to tenants in the building, many of whom are low-income and vulnerable.

I am just scared that I will end up in a tent
I don't want to end up in a tent. I am on disability
and most of my income is for the rent. I have
very little for myself. It is too expensive to live.
we want the city to do something, take some action,
help the little people! Not always the big ones!

Thank you for your time,

[REDACTED]
Shelly Taylor

Hello City Councillors and City Staff,

My name is Souma Khisa and I am a member of ACORN's downtown chapter and a tenant in Ward 2.

I am writing to call on the Planning Committee to implement a strong Rental Housing Protection Bylaw that protects tenants against demovcition!

I live in a building on [REDACTED] In 2021, we were told our part of the building was being demolished. Nothing has happened since then and there have been no updates on what will happen to tenants in the building, many of whom are low-income and vulnerable.

Thank you for your time,

[REDACTED]
Souma Khisa
[REDACTED]

Hello City Councillors and City Staff,

My name is Athea Sameel and I am a member of ACORN's downtown chapter and a tenant in Ward 2.

I am writing to call on the Planning Committee to implement a strong Rental Housing Protection Bylaw that protects tenants against demovcition!

I live in a building on [REDACTED] In 2021, we were told our part of the building was being demolished. Nothing has happened since then and there have been no updates on what will happen to tenants in the building, many of whom are low-income and vulnerable.

we need relief and change because people are suffering. It has ^{been} too many challenges and people need some relief.

Thank you for your time,

[REDACTED]

Hello City Councillors and City Staff,

My name is Rebecca Thomas and I am a member of ACORN's downtown chapter and a tenant in Ward 2.

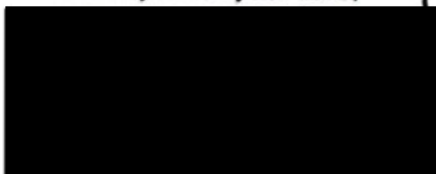
I am writing to call on the Planning Committee to implement a strong Rental Housing Protection Bylaw that protects tenants against demovcition!

I live in a building on [REDACTED] In 2021, we were told our part of the building was being demolished. Nothing has happened since then and there have been no updates on what will happen to tenants in the building, many of whom are low-income and vulnerable.

There are so many problems in the building like the units getting too hot, and they could maintain the garbage area better. When I moved into my apartment so many things were broken and they rented it to me that way, I did so many repairs myself and I painted it myself.

Thank you for your time,

Rebecca Thomas



Hello City Councillors and City Staff,

My name is Linda Boos and I am a member of ACORN's downtown chapter and a tenant in Ward 13.

I am writing to call on the Planning Committee to implement a strong Rental Housing Protection Bylaw that protects tenants against demoviction!

Our rental units are our HOMES. Home is our shelter against the world - the place we feel safe, loved and protected.

Renters today live with the uncertainty of what will become of their home. Demoviction is a practice that disrupts families and tenant communities. During these demolition evictions, people are victimized through their displacement. What will happen to them? Where will they live? Is it going to be safe?

It is critical that Tenants are provided protections at this time when housing has become a commodity for roving investors and developers to make money. Tenants are looking to their city councillors to stand strong for them today because for the past thirty years, their government has let affordable housing decay into its current skeletal state.

My apartment building at 211 York Road felt like my home until it was purchased 2 years ago by an investor group. Some tenants, including myself, experienced anxiety after these new owners renovicted all of the seniors who lived in the retirement home on the first floor. Some of those seniors had been in that building for decades, before they were given notice and scattered to the wind without a second thought. It was just awful. The rest of us lived with the fear that a similar fate would fall on us. We lived with that anxiety for two years before the investor group decided to sell the building. Before long more private investors were hovering and anxiety was at an all time high.

Tenants knew that they needed to try to push back and in March, created a Tenant Association. We let the public know what had happened at our building via the media. Three weeks ago, a not-for-profit group that learned about our situation, ended up purchasing our building. We are very fortunate because we can stop living in fear of eviction. But this is a rare event in this brutal atmosphere of greed and evictions.

The right to adequate housing is a human right for everyone in Canada. The financialization of housing has exacerbated the lack of affordable and adequate housing everywhere, including Hamilton. The result is evictions that leave the most disadvantaged at risk of human rights violations.

Please help protect tenants.

Thank you for your time,

Linda Boos



WELCOME TO THE CITY OF HAMILTON

PLANNING COMMITTEE

June 18, 2024

PED22091(a) – Rental Housing Protection Policy Review

(City-wide)(Outstanding Business List Item)

Presented by: Melanie Pham

Acknowledgements

- Public
- Community partners/Interest groups
- Legal Services
- Other staff groups



Why are there Policies in Official Plans about Conversions and Demolitions of Rental Housing?



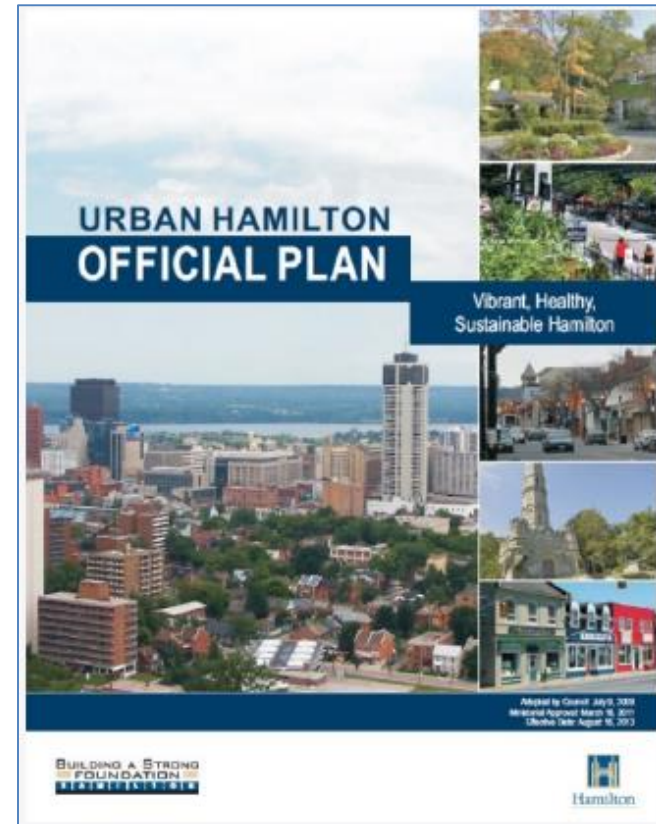
Rental housing is a key part of the City's housing continuum.



Rental housing is a significant contributor to affordable housing options.



Existing rental housing can be lost due to conversions to condominium ownership or through demolitions.

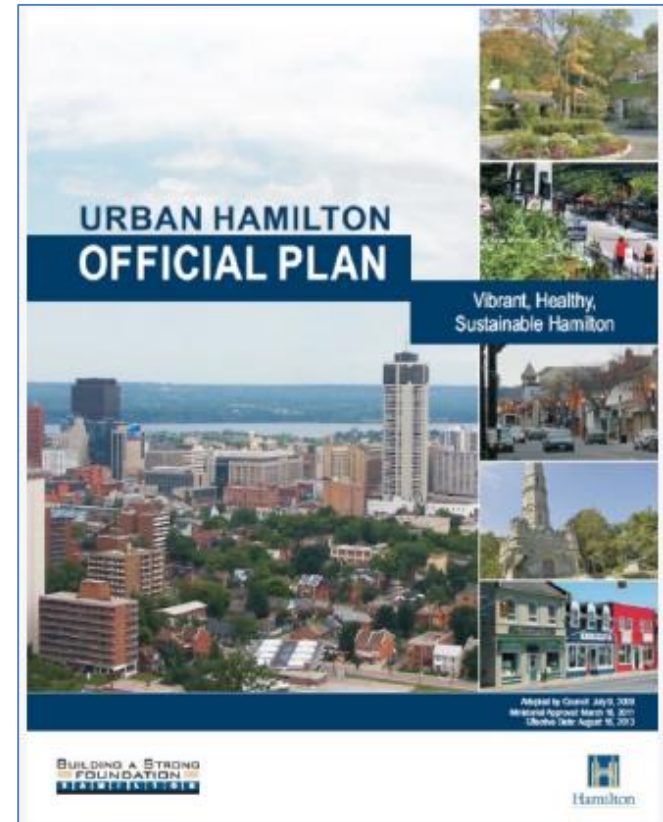


Project Background

Direction from Council to review existing Official Plan policies for conversions of primary rental housing from rental tenure to condominium and report back with recommendations on how to strengthen the policies and provide more protection for rental housing.

Demolition policies also included in review.

May 2022: Report PED22091 was presented to Planning Committee with preliminary recommendations.



PED22091 Key Recommendations



Create a Municipal Act By-law to regulate conversions and demolitions of primary rental housing through a permit process.



Simplifying language in Urban Hamilton Official Plan and adding reference to a Municipal Act By-law.



Amendments to some of the criteria for conversions and demolitions and relocation of some criteria details to the Municipal Act By-law.



Adding policy language for demolitions where replacement units will be provided.



Notification and Promotion

- Newspaper Notice
- Community/interest group email notice
- Indigenous Rights-Holder groups email notice
- Social Media
- Engage Hamilton website
- Our Future Hamilton Newsletter
- Youth Newsletter and @HamOntYouth Instagram channel
- Development Industry Liaison Group



Public Consultation

- Virtual Community Meeting
- Development Industry Liaison Group
- Engage Hamilton
- Survey
- Written comments
- Meetings



What We Heard

- A desire to minimize rental housing stock losses;
- A need to protect existing tenants and provide support to mitigate the impacts of demolitions on existing tenants;
- A need to reduce regulations and hurdles for landlords and find a balance between protecting renters and encouraging investment in Hamilton; and,
- An urgent need to also focus on measures that will increase the supply of rental housing, in addition to protecting existing tenants.

Recommendations



Create a Municipal Act By-law to regulate conversions and demolitions of primary rental housing through a permit process.



Simplifying language in Urban Hamilton Official Plan and adding reference to a Municipal Act By-law.



Amendments to some of the criteria for conversions and demolitions and relocation of some criteria details to the Municipal Act By-law.



Adding policy language for demolitions where replacement units will be provided.



Existing Standard Criteria – Conversions and Demolitions

1. The rental vacancy rate by dwelling unit type and structure type for the City and the Local Housing Market Zone has been at or above 2.0% for the preceding 24 months.
2. The conversion will not reduce the vacancy rate below 2.0%
3. The existing market rent levels are not more than 10% below the average market rent levels for similar unit types/sizes.
4. For vacant units, the last rents charged were not significantly below the average market rent levels.

Changes Proposed:

- Detailed Criteria to be relocated to Rental Housing Protection By-law.
- Vacancy rate requirement to be increased to 3 percent over preceding 24 months.
- Market rent levels cannot be below Average Market Rent instead of more than 10% below

Additional Criteria – Conversions

<p>Scenario 2: At least 75% of the current tenants support the conversion to condominium.</p>	<p>To be deleted</p>
<p>Scenario 3: The building or group of buildings is a protected heritage property.</p>	<p>To be deleted</p>
<p>Scenario 4: Repair or retrofitting is immediately required to meet health and safety standards and the income received from rent and available government funding is not capable of supporting the work required.</p>	<p>No Changes</p>

Additional Criteria - Demolitions

Scenario 2: If the building is determined to be structurally unsound.	No changes
Scenario 3: In Downtown Hamilton Secondary Plan, replacement units are required on the same site.	No changes
	<p>New Policies:</p> <p>Policy clarification that demolition includes internal building renovations that result in the loss of dwelling unit types (number of bedrooms).</p> <p>Demolition may be permitted where replacement units are provided and a tenant relocation and assistance plan.</p>

Additional Changes

- Option for cash in lieu of replacement units removed
- Text of Rental Housing Protection By-law revised to provide more clarity, improve language, and align with proposed Official Plan policies
- Similar amendments to the former Hamilton Official Plan as it relates to the West Harbour Secondary Plan area



Rental Housing Protection By-law

- Applies to any site with 6 or more dwelling units, and at least one rental unit.
- Sets out process for obtaining a permit
- By-law format outlines “Routine” approval situations where all vacancy rate and market rent level criteria are met.
- Also identifies “Discretionary” approval situations where a permit can be considered subject to meeting other scenarios such as those outlined in Official Plan policies.

Permit Process

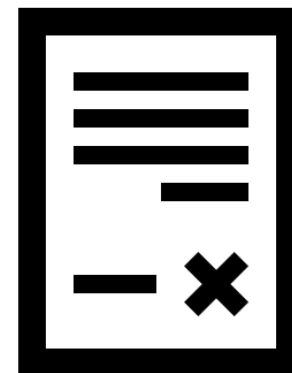
- Screening Form
- Application, fee and supplementary material
- Notice to tenants and tenant meeting
- Notice to Planning Committee
- Preparation of report and recommended conditions
- Approval or refusal
- Conditions fulfilled
- Permit Issued

Tenant Relocation and Assistance

- Guideline for City staff and applicants
- Sets out general expectations for Tenant Relocation and Assistance Plans
- Provides standards for compensation
 - Financial compensation: 3 months rent
 - Moving Expenses: \$1,500 to \$2,500
 - Special Needs Assistance: up to 3 months rent
 - Rent Gap Payments: covering gap between current rent and average rent for same Housing Market Zone
- Outlines replacement unit requirements

Provincial Legislative Changes

- Bill 23
- Bill 97
- Potential future regulations



Next Steps

- Recommendations (a)(b)(c)(e)(f)(h) – Official Plan Amendments, Rental Housing Protection By-law and supporting by-law amendments to take effect on January 1, 2025.
- Recommendation (i) – Planning staff and Legal staff to prepare necessary process documents to implement the permit process by January 1, 2025.
- Recommendation (m) – Staff to monitor process and report back in 2 years on any changes needed.
- Recommendation (l) - Assess and report back on any future Provincial changes to Section 99.1 of Municipal Act or associated regulations.



THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE



WELCOME TO THE CITY OF HAMILTON

PLANNING COMMITTEE

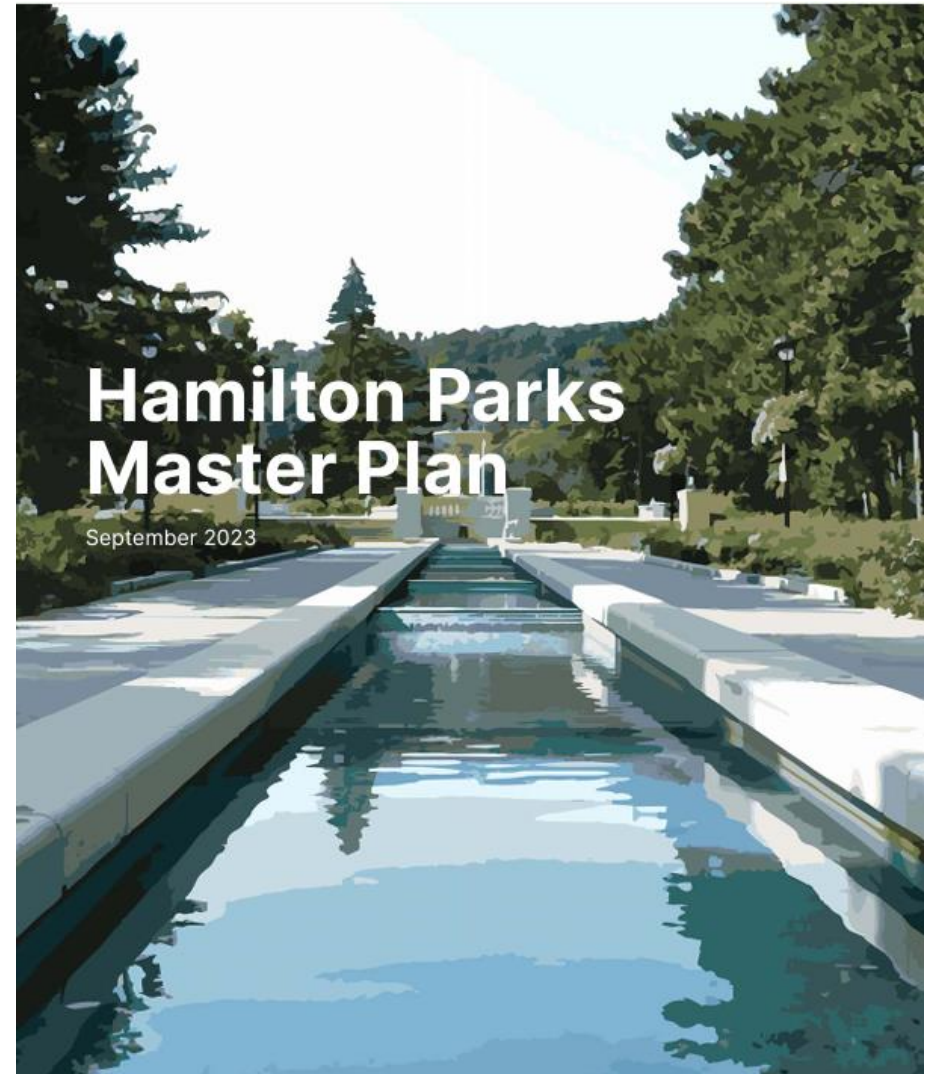
June 18, 2024

PED24060 – Official Plan Amendments – Alignment with Parks Master Plan and Bill 23 (City Wide)

Presented by: Charlie Toman, Program Lead – Policy Planning & Municipal Comprehensive Review, Sustainable Communities Section, Planning Division

Background – Parks Master Plan

- On October 11, 2023 City Council approved Hamilton's first Parks Master Plan
- The Plan was informed by community input, demographic data, growth forecasts, parkland usage levels and best practices
- Contains 30 recommended actions, divided into short, medium-term and long-term actions
- Short-term actions identified Official Plan Amendments



Background – Bill 23

- On November 28, 2022 Bill 23, *More Homes built Faster Act, 2022* received Royal Assent.
- The Bill contained sweeping changes to the *Planning Act* and included placing new limits on the amount and type of parkland dedication municipalities can require as part of planning applications. Changes included:
 - Exempting new non-profit, Inclusionary Zoning, affordable and attainable dwellings.
 - Exemption up to two secondary dwelling units, one of which may be detached.
 - Reducing the maximum alternative rate from one hectare per 600 dwelling units (from 300) where land is conveyed and one hectare per 1,000 dwelling units (from 500) where cash-in-lieu of parkland is provided.
- These changes are already in effect and being applied to the City's parkland calculations.
- Another Bill 23 change not yet in effect is allowing developers to contribute encumbered land (e.g. below grade infrastructure) and Privately-Owned Publicly accessible spaces (referred to as POPS). Provincial consultations on suitability criteria for these lands.
- Previous analysis Bill 23 changes estimate a significant reduction in the City's parkland revenues (both land value and cash-in-lieu).

Recommended Official Plan Amendments

Parks Master Plan

- Amend the Urban, Rural and former City of Hamilton Official Plans to implement the following short-term actions of the Parks Master Plan:
 - Reduce the minimum walking distance to Neighbourhood Parks from 800m to 500m.
 - Support recreational uses on closed road allowances.
 - Include a social equity lenses to parks planning.

Bill 23

- Amend the Urban, Rural and former City of Hamilton Official Plans to remove and replace references in the Parkland Dedication policies in the Official Plans that reference previous *Planning Act* legislative requirements imposed on Municipalities.
- A future amendment to Hamilton's Parkland Dedication By-law to reflect the *Planning Act* changes.



Consultation

- Significant community consultation in developing the Parks Master Plan
- Staff from various departments provided input on the proposed Official Plan Amendments
- Notice of Public Meeting posted in The Hamilton Spectator on June 7, 2024
- Notice was provided to external working group that participated in the creation of the Parks Master Plan



THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE



Presentation to Planning Committee - June 18, 2024

Report PED21065(d) / PW24040

Thanks and Recognition of Those Involved

- Partner organizations
- City staff from across various departments
- Community members who shared their excitement and expertise
- External local environmental organizations
- Six Nations of the Grand River Wildlife and Stewardship staff
- Council for their on-going support and commitment to this project and related natural heritage projects
- Hamilton's natural gifts that we are committed to respecting and protecting



Presentation Overview

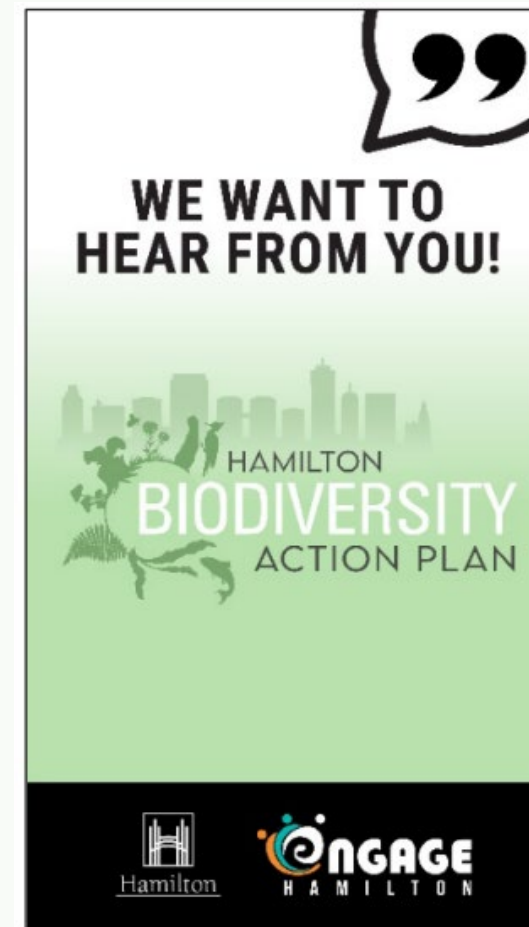
- Brief History of the Biodiversity Action Plan
- Draft Biodiversity Action Plan Consultation Review
- Final Hamilton Biodiversity Action Plan
 - Updates from the Draft
 - A Discussion of Targets
 - A Discussion of Governance
 - Sample of City of Hamilton Actions
- Recommendations from Public Works Department and Planning and Economic Development Department

History of the BAP Development

Timeframe	Outcome
2018	Ad hoc biodiversity working group with representatives from Hamilton's Conservation Organizations established
February 2020	Staff directed to investigate the feasibility of developing a BAP in collaboration with the Conservation Community
April 2021	Staff from the PED Department and the PW Department, partner with local conservation community organizations (lead group) to undertake a Biodiversity Action Plan
May 2023	Draft BAP received by council, and staff directed to engage with the public on the Draft BAP document
To present	Engagement, document review and editing to finalize BAP document, internal budget discussion.

Biodiversity Action Plan & Kunming-Montreal Global Biodiversity Framework Consultation

- **Public Consultation** – Engage Hamilton webpage, Virtual Information Meeting, In-person Open Houses, Open Streets 2023, other sessions offered by partners
- **External Organization Consultation** – facilitated workshop hosted by Hamilton Naturalists' Club, questionnaire about the draft plan and reflection on threats and key priorities
- **Indigenous Community Consultation** – outreach to representatives of local Indigenous communities, Six Nations of the Grand River Wildlife and Stewardship Office commented on the draft plan and met with BAP working group on several occasions
- **Internal City Staff Consultation** – actions review with Depts



Biodiversity Action Plan Consultation – What we heard

- **Public** - ways to get involved, concern for future generations, habitat loss and impacts for climate change mitigation, impacts of development, consideration of Indigenous knowledge
- **External Agencies** – instability of political climate, firm policies for protection, funding for implementation, landowner education, coordinated data collection for tracking
- **Indigenous Consultation** – Six Nations Wildlife and Stewardship staff: best management practices and long-term monitoring needed, values-based worldview that recognizes interconnectedness, education on invasives as a key threat to local species
- **Internal City Staff** – coordination, action resourcing



BAP at Open Streets 2023

Kunming-Montreal Global Biodiversity Framework Consultation – What we heard

- Public Open Houses – Consideration of targets for Hamilton
 - Restoration of degraded terrestrial/aquatic ecosystems
 - Conservation and management of terrestrial/aquatic ecosystems
 - Managing invasive alien species
 - Monitoring of impacts from industry
- Public responses from Engage Hamilton
 - Identify key areas of focus to improve degraded ecosystems
 - Define the standards for effective conservation
 - Educate about invasive species broadly
 - Administrative infrastructure for long-term implementation of BAP
 - Decision makers need accurate information



BAP Open House at Gage Park

Final Biodiversity Action Plan Document

A Five-Year Biodiversity Action Plan for Hamilton, 2024



Final Biodiversity Action Plan Document



Goals, Key Priorities and Actions

The following **goals**, **key priorities** and **actions** have been identified as strategic areas of focus to address local threats and protect biodiversity in Hamilton.

Goals

The **goals** are the overarching themes of the document that have guided the development of the BAP and its **key priorities**. The goals are:

- **Protect** biodiversity by incorporating best practices to protect natural areas and greenspaces in policy, guidelines and land management plans and by identifying funding strategies that support the protection and enhancement of the natural environment.
- **Explore**, educate and exchange information about biodiversity through partnerships, community science and outreach.
- **Connect** partner policies, processes, data and workflows to streamline efforts to support biodiversity in Hamilton.
- **Restore** biodiversity across Hamilton by implementing nature-based stewardship activities on public and private land.

Trail through forest. PHOTO Hamilton Naturalists' Club

Final Biodiversity Action Plan Document



Key Priority 4: Education and Stewardship

OBJECTIVE

Enhance public awareness of the importance of biodiversity and engage them in stewardship actions through partner agencies.





Goal	Action	Timeframe	Leading Partner(s)	Supporting Partner(s)
 Protect	4.1 Include consideration of biodiversity in the evaluation of submissions for the City of Hamilton's Urban Design and Architecture Awards.	Mid-term (1-3 years)	<ul style="list-style-type: none"> City of Hamilton (Planning and Economic Development - Planning Division) 	
 Explore	4.2 Develop a community science program to educate and engage residents in collecting information about Hamilton's biodiversity and to learn more about previously inventoried areas.	Mid-term (1-3 years)	<ul style="list-style-type: none"> BAP Coordinator to facilitate Bay Area Restoration Council 	<ul style="list-style-type: none"> Green Venture Niagara Peninsula Conservation Authority
	4.3 Encourage increased use of natural burial in City of Hamilton cemeteries that will consider biodiversity through landscape design, species selection and maintenance approach.	Mid-term (1-3 years)	<ul style="list-style-type: none"> City of Hamilton (Public Works - Environmental Services - Parks and Cemeteries) 	
	4.4 Develop tools that will support biodiversity friendly plantings on cemetery properties by cemetery patrons.	Mid-term (1-3 years)	<ul style="list-style-type: none"> City of Hamilton (Public Works - Environmental Services - Parks and Cemeteries) 	<ul style="list-style-type: none"> Niagara Peninsula Conservation Authority
	4.5 Investigate opportunities with the local school boards to determine existing activities to manage invasive plants and enhance biodiversity, as well as opportunities for additional activities including curriculum components.	Long-term (3-5 years)	<ul style="list-style-type: none"> BAP Coordinator Bay Area Restoration Council 	<ul style="list-style-type: none"> Niagara Peninsula Conservation Authority

chart continues on next page

Final Biodiversity Action Plan Document



Installing interpretive signage. PHOTO Hamilton Naturalists' Club

What Can You Do?

Whether you live, work, or play in Hamilton, everyone has a role to play in achieving the four main Goals of the BAP.

This section of the BAP focuses on actions that individuals, community groups and organizations can take to have a positive impact on Hamilton's biodiversity. The list of actions in this section is not meant to be prescriptive or static, and community-level actions should respond to the unique circumstances, geographies and local contexts.

Over time, it is expected that individual and community actions will need to evolve, and the BAP partner organizations are committed to supporting community level actions. For coordination on additional actions, or to see how you and your community can be supported in implementing your own actions, contacting the BAP partner organizations is encouraged.

i Did You Know?

An incentive program to help residents manage stormwater on their property is the NATURhoods rebate program administered by Green Venture. The program helps residents manage stormwater on their property by slowing it down so that it soaks into the ground instead of running over the surface into the stormwater system. Additional benefits include beautification of your property, a built-in pollinator garden, shade and a place to gather, and flood protection. For more information visit greenventure.ca/naturhoods

Consideration of Biodiversity Targets in the Biodiversity Action Plan

- Targets for conservation of lands were identified often (30x30 target)
- Collaborative review with other BAP partners determined that targets need to be considered with updated supporting data
- Municipal Protected Areas Project (MPAP) by Ontario Nature to determine what City lands can count towards federal 30% target
- Natural Areas Inventory (NAI) work with City, HNC and HCA to update existing data and assist in understanding the local state of biodiversity
- Consideration of findings of NAI and MPAP through Rural and Natural Heritage Official Plan Policy Review exercise

Governance Model Development

- BAP Coordinator
 - This role is needed for long term implementation of the plan
 - Leadership to all partner organizations
 - Coordinated communication with the public
 - Role has not been solidified at any partner organization at this point and City staff will help bridge this gap until role is secured and agreements in place
- BAP Governance Model
 - Key Priority to establish governance model in short term
 - Potential Management Committee and Steering Committee
 - Whole of community approach with representation on Steering Committee
 - City staff assisting in facilitating conversations between agencies to develop agreement for implementation of governance framework

City of Hamilton Actions at a Glance

Policy and regulation-related actions

- Wildlife corridors review through natural heritage policy review
- Existing by-law review (Yard Maintenance By-law, Parks By-law)
- State of the Environment Report based on Natural Areas Inventory

Operational actions

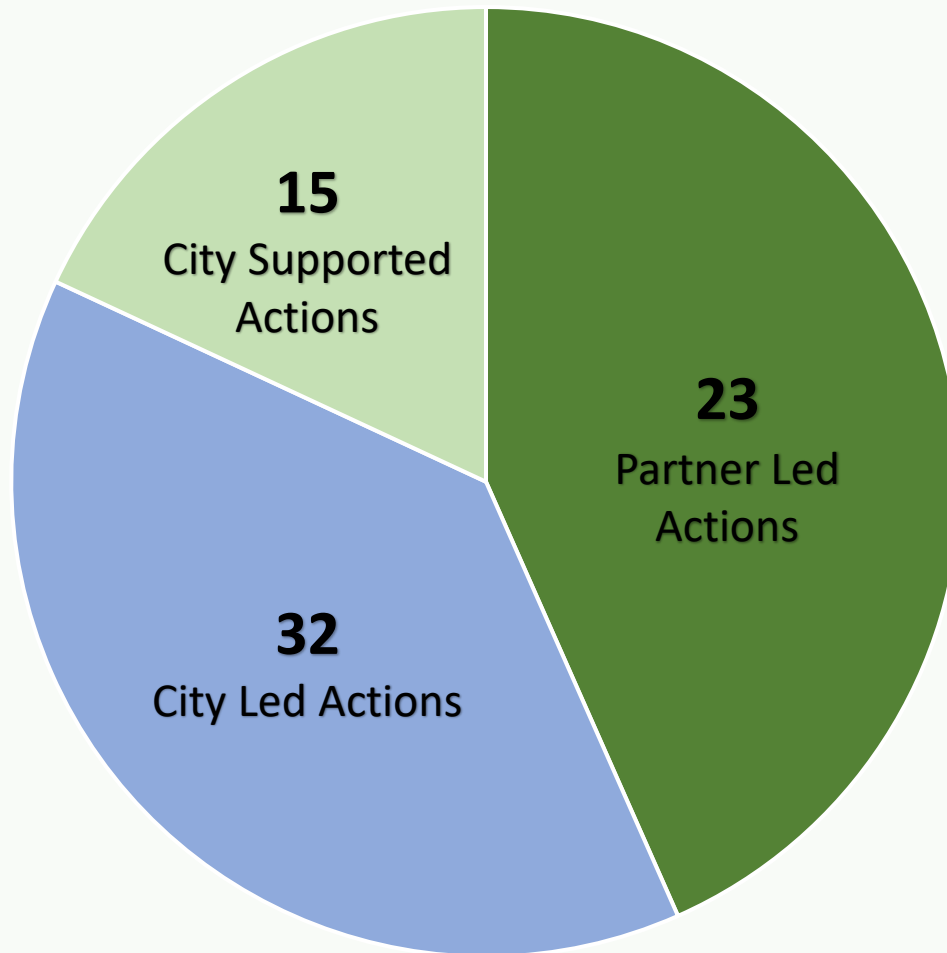
- Expansion of Adopt-a-Park to include natural open spaces and invasive species management
- Consideration of biodiversity in all City projects and studies
- Maintenance procedures and practices for biodiversity at stormwater management ponds

New work programs

- Open Space Management Plan
- Ecosystem Services Study



City of Hamilton Actions at a Glance



Public Works Department Recommendations

- All divisions were consulted to determine actions that aligned with the goals and key priorities of the BAP
- Public Works also reviewed all actions of the BAP to determine opportunity to act as a supporting partner.
- All actions led or supported by Public Works are outlined in Appendix D – Public Works Resourcing Plan
- Where the action does not overlap with an existing work program, resourcing will be required as outlined in Appendix D
- 4 FTE positions will be required to set up a framework and initiate new actions of the BAP.

Planning and Economic Development Department Recommendations

- Departmental resources have been considered in the commitment to being a lead or supporting partner on actions outlined in the Biodiversity Action Plan – outlined in Appendix C
- Recognition that to effectively implement the actions outlined in the plan and to support the work of other partners, Planning Division needs increase staff capacity – 1 FTE request through 2025 budget
- Targets for natural areas and conservation to be considered through Rural and Natural Heritage Official Plan review
- Planning Division staff to temporarily assist in coordinating governance model development with partner agencies

Cross-Departmental Recommendations

- That the Hamilton Biodiversity Action Plan be approved as the guiding document for the City of Hamilton actions to improve biodiversity across the City
- That the Consultation Summary Report be received
- That all future staff reports related to the Biodiversity Action Plan be referred to the General Issues Committee
- That staff from the Planning and Economic Development Dept. and Public Works Dept. coordinate an annual Communication Update regarding the status of the City's actions outlined in the Biodiversity Action Plan

Conclusion

- Hamilton's Biodiversity Action Plan is commitment across organizations to protect, restore, connect and explore Hamilton's biodiversity
- Not a static plan, and will be revisited in 5 years
- A celebration of collaboration!



Thank You



Kasey Livingston

Public Works Department, Environmental Services

Kasey.Livingston@hamilton.ca

Lauren Vraets

Planning and Economic Development Department, Planning Division

Lauren.Vraets@hamilton.ca

Recommendations – PED21065(d)/PW24040

- a) That the “Hamilton Biodiversity Action Plan”, attached as Appendix “A” to Report PED21065(d)/PW24040, be approved as the guiding document for City of Hamilton actions to improve biodiversity across all communities in the City;
- b) That the Consultation Summary Report, attached as Appendix “B” to Report PED21065(d)/PW24040, be received;
- c) That the Planning and Economic Development Department Biodiversity Action Plan Resourcing Plan, attached as Appendix “C” to Report PED21065(d)/PW24040, be received, and that implementation of actions requiring financial resources be referred to future departmental budget requests, as necessary in accordance with the anticipated timeframes for initiation;
- d) That the Planning Division staff complement be increased by 1 Full Time Equivalent position to support the implementation of actions outlined in the Planning and Economic Department Biodiversity Action Plan Resourcing Plan, attached as Appendix “C” to PED21065(d)/PW24040, as well as other natural heritage policy related special projects, and that financial requirements associated with this new position be referred to the 2025 budget process;
- e) That the Public Works Department Biodiversity Action Plan Resourcing Plan, attached as Appendix “D” to PED21065(d)/PW24040, be received, and that implementation of actions requiring financial resources be referred to future departmental budget requests, as necessary in accordance with the anticipated timeframes for initiation;
- f) That the Public Works Department staff complement be increased by 4 Full Time Equivalent positions to support actions outlined in the Public Works Department Biodiversity Action Plan Resourcing Plan, attached as Appendix “D” to PED21065(d)/PW24040, for a total annual cost of \$560,000.00, to be referred to the 2025 budget process;
- g) That Planning and Economic Development Department staff consider the findings of the Municipal Protected Areas Project and the Natural Areas Inventory Update in the Urban Hamilton Official Plan and Rural Hamilton Official Plan through future Official Plan Amendments;
- h) That Planning and Economic Development Department staff be authorized to undertake an interim role to assist in coordinating the implementation of the Biodiversity Action Plan until such a time that the Full Time Equivalent position in the Planning Division referred to in Recommendation (d) is created, and that financial resources in the amount of up to \$30,000.00 be allocated from the Planning Division, Sustainable Communities Section’s existing Official Plan Review capital budget to support the administrative, communication and consultation expenses;
- i) That all future staff reports related to the Biodiversity Action Plan be referred to the General Issues Committee;
- j) That staff from the Planning and Economic Development Department and the Public Works Department be directed to coordinate an annual Communication Update to Council regarding the status of the City’s actions outlined in the Biodiversity Action Plan.

CITY OF HAMILTON NOTICE OF MOTION

Planning Committee Meeting: June 18, 2024

MOVED BY COUNCILLOR J.P. DANKO

Appeal of Committee of Adjustment Decision respecting 14 Belvidere Avenue

- (a) That legal staff file an appeal of Committee of Adjustment lot severance and variance approvals for 14 Belvidere Avenue (HM/B-22:133 and A-24:93), on the basis of the following reasons, and report back to Planning Committee on the status of the appeal:
 - (i) Reliance on shared access easement roadway for the creation of new lots.
 - (ii) Non-compliance with City policy for new lot creation without direct access to a public roadway.
 - (iii) Non-compliance with City policy for private waste collection.
 - (iv) Inadequate consideration of staff recommendation to defer a decision due to environmental protections including tree protection and proximity to the mountain brow.
 - (v) Inadequate consideration of proposed development details including lot coverage, landscape area and parking layout.