

CITY OF HAMILTON

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning Division

TO: Chair and Members Planning Committee	WARD(S) AFFECTED: WARD 2
COMMITTEE DATE: January 17, 2012	
SUBJECT/REPORT NO: Application for an Amendment to Hamilton Zoning By-law No. 6593 for Lands Known as 121 Augusta Street (Hamilton) (PED12002) (Ward 2)	
SUBMITTED BY: Tim McCabe General Manager Planning and Economic Development Department	PREPARED BY: Delia McPhail (905) 546-2424, Ext. 6663
SIGNATURE:	

RECOMMENDATION:

That **Zoning Application ZAR-11-034 by Lynwood Charlton Centre, Owner**, for a change in zoning from the “L-mr-2/S-1345” (Planned Development - Multiple Residential) District, Modified, to the “L-mr-2/S-1345a-‘H’” (Planned Development - Multiple Residential - Holding) District, Modified, with a Special Exception, to permit a residential care facility for 8 residents, on lands located at 121 Augusta Street (Hamilton), as shown on Appendix “A” to Report PED12002, **be DENIED** on the following basis:

- (a) The proposal is contrary to By-law No. 01-142, in that it would further aggravate the existing over-intensification of residential care facilities within the central City.

EXECUTIVE SUMMARY

The purpose of the application is to amend City of Hamilton Zoning By-law No. 6593 to permit the location of a residential care facility for 8 residents, on lands municipally known as 121 Augusta Street (Hamilton) (see Appendix “A”), within approximately 160 metres of an existing residential care facility.

SUBJECT: Application for an Amendment to Hamilton Zoning By-law No. 6593 for Lands Known as 121 Augusta Street (Hamilton) (PED12002) (Ward 2)
- Page 2 of 14

It is recommended that the application be denied for the following reasons:

- The proposal further aggravates the existing over-intensification of residential care facilities within the central City.

Alternatives for Consideration - See Page 14.

FINANCIAL / STAFFING / LEGAL IMPLICATIONS (for Recommendation(s) only)

Financial: N/A.

Staffing: N/A.

Legal: As required by the Planning Act, Council shall hold at least one (1) Public Meeting to consider an application for approval of a change in Zoning.

HISTORICAL BACKGROUND

The Applicant has submitted an amendment to re-zone the lands located at 121 Augusta Street (Hamilton) (see Appendix "A"), from the "L-mr-2/S-1345" (Planned Development - Multiple Residential) District, Modified, to the "L-mr-2/S-1345a-'H'" (Planned Development - Multiple Residential - Holding) District, Modified, with a Special Exception, in order to permit the establishment of a residential care facility for the accommodation of 8 residents.

The applicant is proposing to relocate the residential component and day programming activities operated by Lynwood Charlton Centre (which are presently located at 52-56 Charlton Avenue West, Hamilton) to the subject property. A day treatment program and administrative area, currently operating at the subject property by Lynwood Charlton Centre, will continue to operate on the first floor of the subject land, while the residential program for 8 adolescent females with mental health needs is proposed to be located on the second floor, which is currently vacant.

The Applicant has identified the state of the building at 52-56 Charlton Avenue West, where the existing residential care facility is presently located, as being the impetus for the proposed relocation to the subject property. The said property, which is owned by the City of Hamilton, has been described by the Applicant as being in a state of disrepair and is a liability for the City.

The subject lands are located at the northwest corner of the intersection of Augusta and Baillie Streets, within the Corktown Neighbourhood. The area surrounding the subject property is predominantly residential, consisting of single detached dwellings to the north, west, and south, and a vacant office building to the east. Beyond the adjacent

SUBJECT: Application for an Amendment to Hamilton Zoning By-law No. 6593 for Lands Known as 121 Augusta Street (Hamilton) (PED12002) (Ward 2)
- Page 3 of 14

properties there is an active Canadian Pacific Rail line to the north and Shamrock Park to the east.

The two-storey building that occupies the subject property was originally constructed as a flour mill, and it includes a partially finished basement and a third storey penthouse, which is used as a storage facility (see Appendix "B"). Since 1997, the building has accommodated children's mental health programming, administered by such agencies as Community Adolescent Network, Hamilton Children's Aid Society, Banyan Youth Services, and Charlton Hall COMPASS Day Treatment Program. The adjacent property to the east has been previously used for commercial/industrial purposes and, despite interests by the development community to have the site redeveloped, the building remains vacant. Lands to the south and west of the subject property are comprised of single detached dwellings, containing one or more units. One single detached dwelling to the north separates the subject property from the existing rail line.

A Formal Consultation application for the proposal was considered by the Development Review Committee at its meeting on February 16, 2011 (FC-10-126), at which time it was determined that the following studies were required to accompany the subject Zoning By-law Amendment application: a Noise Study, a Vibration Study, a Planning Justification Report, and a Record of Site Condition. These studies were submitted by the applicant in support of the rezoning application, with the exception of a Record of Site Condition.

Chronology:

- | | |
|---------------------------|--|
| <u>December 9, 2010:</u> | Application for Formal Consultation received. |
| <u>February 16, 2011:</u> | Formal Consultation Meeting held to discuss proposal. |
| <u>March 2, 2011:</u> | Applicant held an "Open House" to inform the community of the proposed relocation of the existing residential care facility located at 52-56 Charlton Avenue West to the subject property. Planning staff was in attendance. |
| <u>June 1, 2011:</u> | Zoning By-law Amendment Application received. |
| <u>June 24, 2011:</u> | Application deemed complete. |
| <u>July 5, 2011:</u> | Application circulated. |
| <u>July 5, 2011:</u> | Circulation of Notice of Complete Application ZAR-11-034 to all residents within 120 metres of subject lands. |
| <u>July 8, 2011:</u> | Sign Posted. |

SUBJECT: Application for an Amendment to Hamilton Zoning By-law No. 6593 for Lands Known as 121 Augusta Street (Hamilton) (PED12002) (Ward 2) - Page 4 of 14

August, 2011: Applicant distributes an open response to concerns raised though the pre-circulation of the application.

December 5, 2011: Sign updated to reflect Planning Committee Date.

December 22, 2011: Notice of Public Meeting circulated to residents within 120m of the subject lands.

Details of Submitted Application:

Owner/Applicant: Lynwood Charlton Centre (Alex Thomson)

Agent: Fothergill Planning & Development Inc. (Ed Fothergill)

Location: 121 Augusta Street (Hamilton)

Description: Frontage: 29.99 metres

Depth: 40.23 metres

Lot Area: 1,206.5m²

EXISTING LAND USE AND ZONING:

	<u>Existing Land Use</u>	<u>Existing Zoning</u>
<u>Subject Lands:</u>	Office Building	"L-mr-2/S-1345" (Planned Development - Multiple Residential) District, Modified
<u>Surrounding Lands:</u>		
North	Single Detached Residential	"L-mr-2" (Planned Development - Multiple Residential) District
South	Single Detached Residential	"D" (Urban Protected Residential - 1 and 2 Family Dwellings, Etc.) District

West	Single Detached Residential	“D” (Urban Protected Residential - 1 and 2 Family Dwellings, Etc.) District
East	Vacant Building	“E/S-950a” (Multiple Dwellings, Lodges, Clubs, Etc.) District, Modified

POLICY IMPLICATIONS

Provincial Policy Statement

The application has been reviewed with respect to the Provincial Policy Statement (PPS). The application is consistent with those policies that focus growth in Settlement Areas, as well as Policy 1.4.3, which encourages the facilitation of housing that meets the social, health and well-being of current and future residents, including those with special needs.

The application is also in keeping with Policy 3.2.2, which states that any necessary remediation shall occur on contaminated sites prior to any activity of the site associated with the proposed use such that there will be no adverse effects, and Policy 1.7.1(e), which requires that planning for major facilities (such as transportation corridors) and sensitive land uses to be appropriately designed, buffered, and separated from each other to prevent adverse effects from odour, noise and other contaminants, and minimize risk to public health and safety.

Based on the foregoing, the proposal is consistent with the Provincial Policy Statement.

Provincial Growth Plan for the Greater Golden Horseshoe

The application has been reviewed with respect to the Provincial Growth Plan for the Greater Golden Horseshoe (Places to Grow). Staff considers the application to be consistent with the policies that manage growth and direct general residential intensification to the built-up areas, as per the Policies contained in Sections 2.2.2 and 2.2.3. Furthermore, the application supports the concept of a complete community.

“Complete communities meet people’s needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, a full range of housing, and community infrastructure including affordable housing, schools, recreation, and open space for their residents. Convenient access to public transportation and options for safe, non-motorized travel is also provided.”

Accordingly, the proposal conforms to the Growth Plan.

Hamilton-Wentworth Official Plan

The subject property is designated “Urban Area” within the Hamilton-Wentworth Official Plan, in which 96% of new residential housing units will be accommodated to the year 2020. Policy C-3.1 outlines that a wide range of urban uses will be concentrated in the Urban Area, and identifies downtown Hamilton as the regional centre, offering the widest range of goods and services in the Region.

Part B of the Regional Official Plan concerns quality of life, and Policy B-3.11 a) identifies that Area Municipalities (now the City of Hamilton) are required to prepare a strategy for the development of housing opportunities suitable to a variety of needs, including the provision of group homes and special needs housing, to name a few. This strategy was undertaken and adopted in 2001, as part of work completed by the Community Initiatives Section of the Community Planning and Development Division.

Concerning the identification and remediation of contaminated sites, Policy B-2.3 requires proponents of redevelopment proposals to document previous uses of properties, document the investigation of soils, and any required remediation with the Ministry of the Environment.

Based on the aforementioned policies, the proposal conforms to the Hamilton-Wentworth Official Plan.

Hamilton Official Plan

The subject property is designated “Residential” on Schedule “A” Land Use Plan in the former City of Hamilton Official Plan. The proposal seeks to establish a new residential care facility and, as such, the Residential and Central Policy Area policies of the Hamilton Official Plan are applicable to the subject lands.

Policy 2.1.8 promotes a variety of housing styles, types, and densities in Residential areas of the City and redevelopment that contributes to the desired mix of housing, where practicable, and Policy 2.9.3.1 identifies that a wide variety of household groups, among others, will be accommodated within the Central Area.

Further, Council shall encourage a Residential Environment that will meet the needs of present and future residents by the conversion of non-residential structures that makes more efficient use of the existing building stock, which does not undermine the commercial use/function of the neighbourhood, and provides a range of housing options for residents, as in Policy C.7.3.

However, Policy C.7.3 also contains the following provisions:

“C.7.3 Council will encourage a RESIDENTIAL ENVIRONMENT of an adequate physical condition that contains a variety of housing forms that will meet the needs of present and future residents. Accordingly, Council will:

- vii) Encourage non-profit and co-operative housing organizations to provide a range of socially-assisted dwelling units for a variety of client types, in all areas of the City, that recognize and enhance the scale and character of the existing residential area by having regard to natural vegetation, lot frontages and areas, building height, coverage, mass, setbacks, privacy, and overview;*
- x) Encourage the development of a range of RESIDENTIAL care and short-term care facilities in all areas of the City through appropriate recognition in the Zoning By-law.”*

Sub-section C.9.4 of the Noise and Vibration Policies of the Official Plan requires the satisfaction of the City and the Ministry of Environment concerning any noise and/or vibration studies undertaken in the case of new residential development that is adjacent to a railway right-of-way, and that any mitigation is implemented. The Applicant has provided the necessary studies in order to satisfy the policy direction in the form of noise and vibration studies.

In addition to the permitted uses provided in Sub-section A.2.1 - Residential Uses, Policy 2.9.3.64 of the Official Plan allows the subject property to be used for an office use only within the existing building.

It is the general intent of the Hamilton Official Plan to permit residential care facilities within the Residential designation and to encourage the dispersion of these facilities outside of over-concentrated areas within the City. However, should the application be approved, an Official Plan Amendment would not be required.

New Urban Official Plan

The New Urban Hamilton Official Plan was adopted by Council on July 9, 2009, and was approved, with modifications, by the Minister of Municipal Affairs and Housing on March 16, 2011, but is currently under appeal and is not yet in effect. The subject lands are designated “Neighbourhoods” on Schedule E-1 of the Urban Hamilton Official Plan and permit the existing use, as per Section 3.2.4.3, which states that:

“B.3.2.4.3 Housing with supports, including residential care facilities, shall be permitted in the Institutional, Neighbourhoods, Commercial, and Mixed-Use designations, as shown on Schedule E-1 - Urban Land, and shall be subject to zoning regulations, where applicable.”

Section B.3.2 contains housing policies for the City of Hamilton, and the following Urban Housing Goals are pertinent to the subject application.

“B.3.2.1.1 Provide for a range of housing types, forms, and densities to meet the social, health and well-being requirements of all current and future residents.

B.3.2.1.4 Increase Hamilton’s stock of housing for those whose needs are inadequately met by existing housing forms or tenure, affordability, or support options.

B.3.2.1.6 Increase the mix and range of housing types, forms, tenures, densities, and affordability.”

Section C.3.2.2 c) goes even further to permit small scale residential care facilities as-of-right within the Neighbourhoods, Commercial, Mixed Use and Institutional Designations, provided all applicable policies and zoning regulations are complied with.

Section E.2.6 contains general policies with respect to the Neighbourhoods designation, identifying these areas within the City as providing a range of residential, open spaces, commercial areas, and institutional uses to serve the residents. Section E.3.1 provides a range of policy goals concerning the scale and design of the Neighbourhoods designation. Section E.3.2.4 provides:

“E.3.2.4 The existing character of established Neighbourhoods designated areas shall be maintained. Residential intensification within these areas shall enhance and be compatible with the scale and character of the existing residential neighbourhood in accordance with Section B.2.4 - Residential Intensification and other applicable policies of this Plan.”

It is the general intent of the New Urban Hamilton Official Plan to permit residential care facilities throughout the City and to encourage the dispersion of these facilities outside of over-concentrated areas. However, should the application be approved, an Official Plan Amendment would not be required.

RELEVANT CONSULTATION

Agencies/Departments Having No Comments/Objections

- Budgets, Taxation and Policy Services, Corporate Services Department.
- Forestry and Horticulture Section, Public Works Department.
- Traffic Engineering Section, Public Works Department.
- Growth Management Division, Planning and Economic Development Department.
- Horizon Utilities.

- Metrolinx.

Housing and Homelessness Division (Community Services Department):

Staff advises that the proposal is consistent with the New Hamilton Official Plan policies concerning the provision of a range of housing types within the Urban Area to support the social, health and well-being requirements for all current and future residents.

The application is also consistent with the Council approved “*Everyone Has a Home: A Strategic Plan to Address Homelessness*” (2007), particularly Strategy 2.9, which recommends the implementation of transitional housing for youth and other populations.

Environment and Sustainable Infrastructure Division (Public Works Department):

The applicant/owner must assure themselves that the existing services are adequate to meet the proposed use, and are in good working condition.

Parking Services (Hamilton Municipal Parking System):

The applicant shall ensure that all existing and future parking requirements are met on-site.

Canadian Pacific Rail:

Staff is satisfied that both the noise and vibration reports have adequately considered railway traffic, however, the railway company upholds concerns that the subject property is approximately 12 metres from the CPR Hamilton Subdivision, which does not meet the recommended safety set-back of 30 metres, with a 2.5 metre high earth berm.

ANALYSIS / RATIONALE FOR RECOMMENDATION

1. It is recommended that the application be denied for the following reasons:
 - i) The proposal further aggravates the existing over-intensification of residential care facilities within the central City.
 - ii) Approval of the application would encourage other similar applications, which if approved, would undermine the intent of the Official Plan and the Zoning By-law.
2. The Applicant is proposing to establish a new residential care facility with 8 beds in an existing office building, currently being used for day treatment programming used by the same clientele who would be residents of the proposed facility. The subject application is required because the property is within the required radial

separation distance (300.0 metres) of another residential care facility, being a home for 6 adolescents, male and female (135 Forest Avenue).

The Applicant has argued that, because the City owns the property where the existing residential care facility is located (52-56 Charlton Avenue West), there is a public interest in the City facilitating the relocation of the existing tenant, in order to allow for the dispensation of that non-core asset, as identified by the City's Portfolio Management Committee (PMC). The PMC has identified and reviewed all of the non-core real estate assets of the City, and it is incumbent upon staff to identify cost savings and recommend a course of action regarding non-core assets to City Council. The PMC will be bringing a report to the General Issues Committee shortly with recommendations concerning disposition of additional non-core real estate assets.

3. In May 2000, the Community Initiatives Section of the Community Planning and Development Division released a *"Residential Care Facilities, Long Term Care Facilities, Correctional Facilities and Hostels - Discussion Paper"*, which examined, among other matters, the land use policies and regulations needed to fulfil the variety of housing needs within the community. The Discussion Paper cited three specific issues that were the impetus for the study, two of which included: the concentration of residential care facilities in certain neighbourhoods within the City of Hamilton that had not subsided over time; and the former City of Hamilton had a disproportionate share of the residential care facility beds compared to the rest of the Region.

Following consultation with a number of service providers, neighbourhood groups, BIA's, and government agencies, *"Residential Care Facilities, Long Term Care Facilities, Correctional Facilities and Hostels - Discussion Paper No. 2"* was released the following year with a final set of recommendations to Hamilton City Council. In order to balance the support for community integration of these facilities and the impact of these facilities on the community, the final recommendations included a number of By-law amendments, including an increased radial separation distance between all residential care facilities and the prohibition of the expansion and establishment of new facilities within the over-concentrated areas within the former City of Hamilton.

Minimum Radial Separation Distance

Following Council endorsement of staff recommendations, the radial distance separation for residential care facilities, retirement homes, and long term care facilities was implemented through By-law 01-142 (for Hamilton Zoning By-law No. 6593), and subsequently By-law 07-101 (for Hamilton Zoning By-law No. 05-200), which effectively removed retirement homes from the separation distance requirements, as that use did not have the same compatibility issues or impacts as other types of residential care facilities.

The intent of the radial distance separation is to address the issue of over-concentration of facilities by reducing the potential for new facilities to establish in certain geographical areas, and to constrain the ability of existing facilities to expand. The understanding is that such controls provide greater opportunity for those residents residing at these facilities to re-integrate into society, through encouraging greater community interaction; and, to avoid the saturation of these uses that may otherwise result, should numerous facilities be located within close proximity.

It should be noted that, unlike other recent rezoning applications concerning residential care facilities that have been considered by the Planning Committee, the subject application is one where the Applicant is seeking the establishment of a new residential care facility where one is not currently in existence. Other applications have typically proposed extensions to existing facilities.

The Planning Justification Report provided in support of the proposal identified the residential care facility located at 106 Catharine Street South as a retirement home and, in accordance with Zoning By-law 07-107, is not subject to the radial separation distance requirements.

However, the Applicant provided additional information pertaining to a residential care facility located at 135 Forest Avenue, as it is also owned and operated by the Applicant. Although that facility has a maximum bed capacity of 6 beds, the operating practice has been the accommodation of 4 adolescent males, requiring constant supervision during both daytime and overnight hours. Two (2) youths reside there, while the remaining 2 beds are used on a rotating basis by other youth during the weekend. Although the Applicant advised that the subject application will not impact the existing residential care facility located at 135 Forest Avenue, staff does not agree, and remains concerned that in contravention of the radial separation distance criteria, an additional care facility would present an over-saturation of these uses in this area of the central City.

Moratorium Area for Residential Care Facilities

As stated earlier, staff had identified two areas within the former City of Hamilton as having an over-concentration of residential care facilities. Council subsequently passed By-law 01-143, which prohibited both the extension of existing residential care facilities and the establishment of any new facilities within the said areas, also referred to as the “Moratorium Area”. While it is noted that the subject application would effectively remove one facility (52-56 Charlton Avenue West) from the Moratorium Area to a location within an area that is less concentrated (see Appendix “C”), staff is of the opinion that the application still does not support the philosophy of spreading these facilities equitably across the City.

SUBJECT: Application for an Amendment to Hamilton Zoning By-law No. 6593 for Lands Known as 121 Augusta Street (Hamilton) (PED12002) (Ward 2)
- Page 12 of 14

4. As the proposal entails a change in land use from Commercial (office building) to Residential, Ontario Regulation 153/04 requires a mandatory filing of a Record of Site Condition. Staff has not yet received a copy of the filed Record of Site Condition and, therefore, the applicant has not demonstrated the suitability of the site for residential uses.
5. In terms of parking provisions, the day treatment programming, which is recognized as an office use, comprises 475m² on the ground floor and requires 16 spaces (1 space per 30m²). However, the existing parking lot is only able to accommodate 15 vehicles and, therefore, requires relief from the Zoning By-law. It is the opinion of staff that should the subject Zoning By-law Amendment application be denied, the existing parking deficiency could be appropriately addressed through an application to the Committee of Adjustment for a minor variance.
6. The Detailed Noise Control Study and a subsequent addendum that were submitted in support of the proposal identified that the major noise sources affecting the property include the active Canadian Pacific (CP) and GO Transit rail lines, idling trains at the nearby GO Transit Station, as well as road noise caused by Augusta and Walnut Streets. The addendum was requested to address increased GO Transit service to the year 2021. The Study recommended the installation of a central air conditioning unit to service the entire building, a warning clause to be registered on title, as well as external upgrades of walls, windows, and doors to identified acoustical insulation factors, and certification by an Acoustical Consultant that the recommendations of the Detailed Noise Study have been implemented prior to occupancy. As it is the recommendation of staff to deny the application, mitigation is not required for the continuance of day programming to operate on the subject property, as it is not considered a sensitive land use. However, if the application is approved, the recommendations of the Noise Study will be secured through the Site Plan process.
7. The Railway Vibration Study submitted by the Applicant compared both the indoor and outdoor vibration levels due to train pass-bys. The results concluded that both the indoor and outdoor vibration levels slightly exceeded the criteria established by the Ministry of Environment and recommended that a warning clause for prospective occupants would be adequate to address this issue. Similar to the preceding section, this requirement will not be necessary if the application is denied, as recommended by staff, but would be a condition of Site Plan Approval should the application be approved.
8. The Corktown Neighbourhood Plan, approved by Council in 1973, and updated in 1997, provides guidance for the future development of the subject lands and the surrounding lands within the former City of Hamilton. This particular Neighbourhood Plan includes both policies and a land use map, which identifies

the subject property as “Medium Density Apartments”. In keeping the site-specific “L-mr-2” (Planned Development - Multiple Residential) District zoning, the intended future use of the subject property would continue to be multiple dwellings until such a time as the owner wishes to redevelop the lands.

9. Although it is the recommendation of staff to deny the application, should it be approved, the subject property will be altered to substantially increase the usability thereof and, as such, the proposed development will be subject to Site Plan Control, at which time the required noise and vibration attenuation measures will be implemented.
10. In accordance with the new provisions of the Planning Act, and Council’s Public Participation Policy, a Preliminary Circulation was sent to 484 property owners within 120 metres of the subject lands, and a Public Notice sign was placed on the property. In response to the preliminary notice of circulation, 8 letters and 2 petitions were received from neighbouring residents, including the Corktown Neighbourhood Association, which opposes the proposed Zoning By-law Amendment (see Appendix “D”).

The letters raised concerns with increased potential for undesirable activities, including mischief and vandalism in the neighbourhood, particularly Shamrock Park, which will likely be used more frequently by the residents of the care facility, as there is no amenity area proposed on the subject property. The Park was referenced as one of the many areas in the neighbourhood that the Corktown Neighbourhood Association and area residents had worked hard to restore to a level of use that is enjoyed by all residents, including young families. Letters also referenced the proximity of the subject property to bars and other undesirable influences that would detract from the rehabilitative efforts of the facility. Many letters raised concerns with the resulting impact the proposed facility would have on the value and enjoyment of their property.

Other concerns raised included misunderstandings about the Zoning By-law provisions, particularly with the requirement for a Zoning By-law Amendment in cases where the separation distance between facilities is less than 300 metres, regardless of the nature or clientele of the facility. Many letters referenced the use of deception by the Applicant and other representatives and confusion surrounding the number of beds being sought. The Applicant decided to widely distribute an open response to concerns raised by neighbours and individuals interested in the subject application, and followed up with hand-delivered flyers to others.

ALTERNATIVES FOR CONSIDERATION:

If the application is denied, the Applicant has the option of using the property for the uses permitted in the “L-mr-2/S-1345” (Planned Development - Multiple Residential) District, Modified, which permits the current day program, as it is considered a general office use.

If the application is approved, the Applicant will be able to use the property for the uses permitted in the “L-mr-2/S-1345a” (Planned Development - Multiple Residential) District, Modified, which permits the continued use of the subject property as an office (including day treatment programming) and a residential care facility.

CORPORATE STRATEGIC PLAN (Linkage to Desired End Results)

Focus Areas: 1. Skilled, Innovative and Respectful Organization, 2. Financial Sustainability, 3. Intergovernmental Relationships, 4. Growing Our Economy, 5. Social Development, 6. Environmental Stewardship, 7. Healthy Community

Social Development

- ◆ Residents in need have access to adequate support services.
- ◆ People participate in all aspects of community life without barriers or stigma.

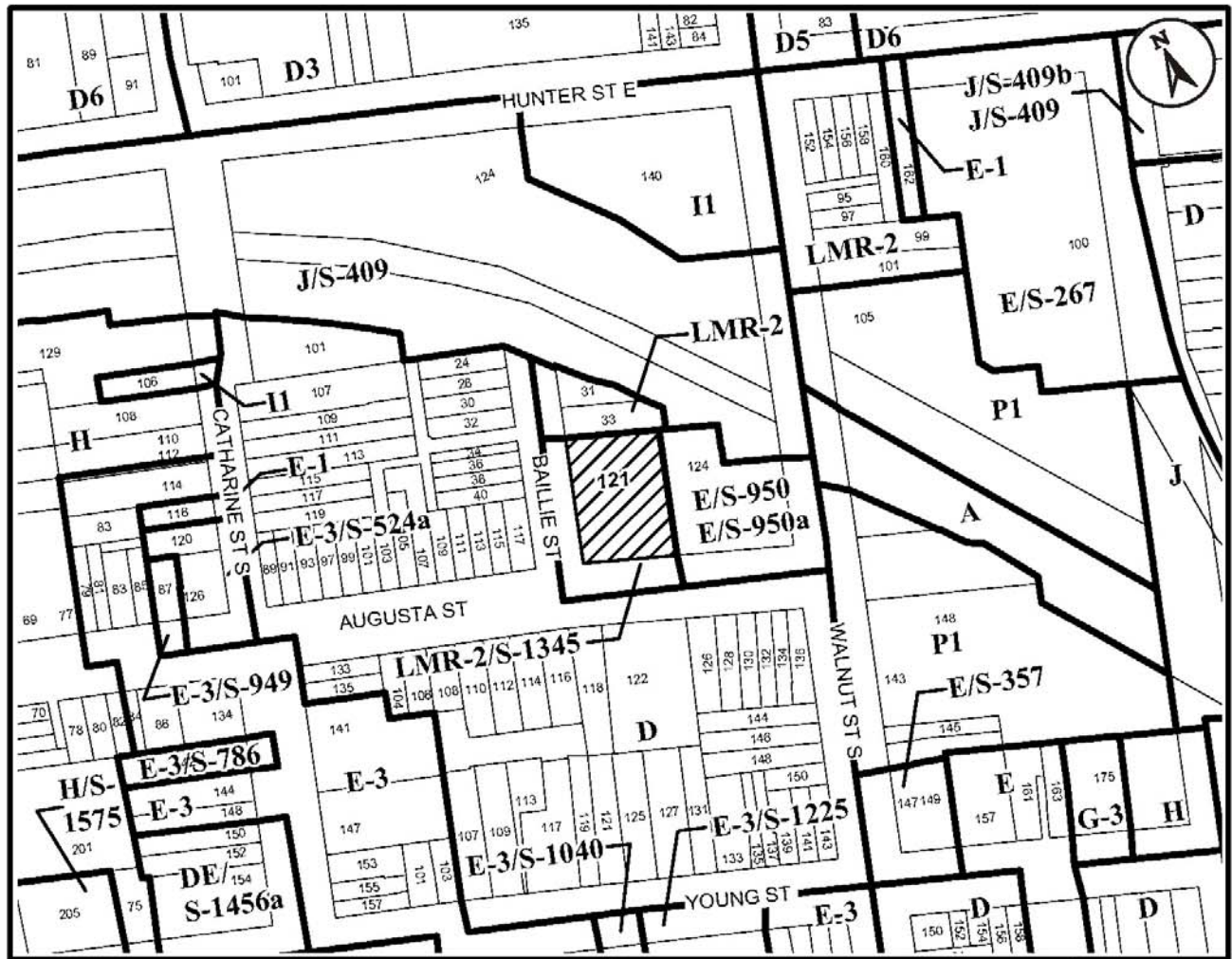
Healthy Community

- ◆ Plan and manage the built environment.
- ◆ An engaged Citizenry.
- ◆ Adequate access to food, water, shelter and income, safety, work, recreation and support for all (Human Services).

APPENDICES

- Appendix “A”: Location Plan
- Appendix “B”: Concept Plan
- Appendix “C”: Schedule “A” of By-law 01-143 Depicting Subject Lands
- Appendix “D”: Public Comments

:DM
Attachs. (4)



● Site of the Application



Ward 2 Key Map

N.T.S.

Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
ZAR-11-034

Date:
June 17, 2011

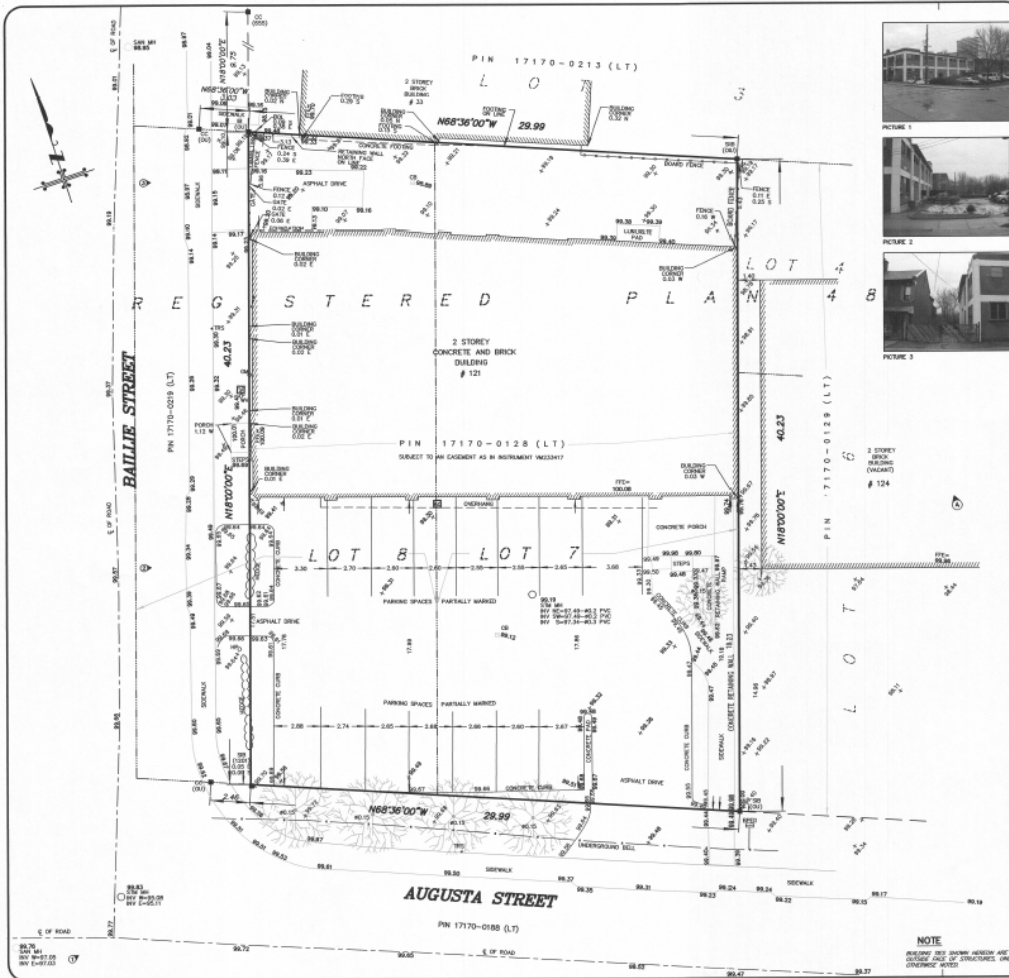
Appendix "A"

Scale:
N.T.S.

Planner/Technician:
DM/AL

Subject Property

121 Augusta Street



ALL UNDERGROUND SERVICES MUST BE LOCATED BY CONTRACTOR PRIOR TO ANY CONSTRUCTION. CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS BEFORE PROCEEDING WITH WORK.

KEYPLAN
NOT TO SCALE

LOT 7 AND PART OF LOT 8 REGISTERED PLAN 48
BEING IN THE CITY OF HAMILTON
SCALE 1 : 150

MackAY, MackAY & PETERS LIMITED - ONTARIO LAND SURVEYORS
© 2011
"METRIC" DIMENSIONS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 3.2808

Benchmark Note:
CITY OF HAMILTON S.M. 23-27 ELEVATION 110.55m+ THE CENTER POINT OF 201 JAMES STREET SOUTH, AT NORTH EAST CORNER OF INTERSECTION OF FOREST AVENUE, PLATE IN SOUTH BRICK WALL AT SOUTH EAST CORNER, N.A. 198.

Legend:

B DENOTES A SURVEY MONUMENT FOUND	# DENOTES BOUND
C DENOTES A SURVEY MONUMENT PLANTED	#E DENOTES ELEVATION MONUMENT
SM DENOTES CONCRETE SIGN MARK	IC DENOTES CONCRETE PIPE
SMB DENOTES SHORT STAINLESS STEEL SIGN MARK	UP DENOTES CONCRETE UP
E DENOTES CENTRE LINE	NO DENOTES PROPERTY IDENTIFICATION NUMBER
W DENOTES WATER MARK	(S) DENOTES DRAIN UNDERGROUND
PH DENOTES FIRE HYDRANT	SM DENOTES DRAIN MANHOLE
HD DENOTES HYDRO PILE	SDM DENOTES DRAIN MANHOLE
AD DENOTES AIR CONDENSER	TR DENOTES TRAFFIC ROAD SIGN
SM DENOTES GAS METER	BL DENOTES BELLMAN
SPED DENOTES WALL PROTECTAL	FF DENOTES FIRST FLOOR ELEVATION

Surveyor's Warrant:

I CERTIFY THAT
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 14th DAY OF APRIL 2011.

APRIL 14, 2011 DATE
GABRIEL PAZZI
ONTO LAND SURVEYOR

STAMP

4	APRIL 13, 2011	PARKING LINES ADDED TO PLAN
3	APRIL 14, 2011	PARKING LINES MEASURED IN FIELD
2	APRIL 06, 2011	PREPARED PLAN
1	APRIL 06, 2011	FIELD WORK COMPLETED

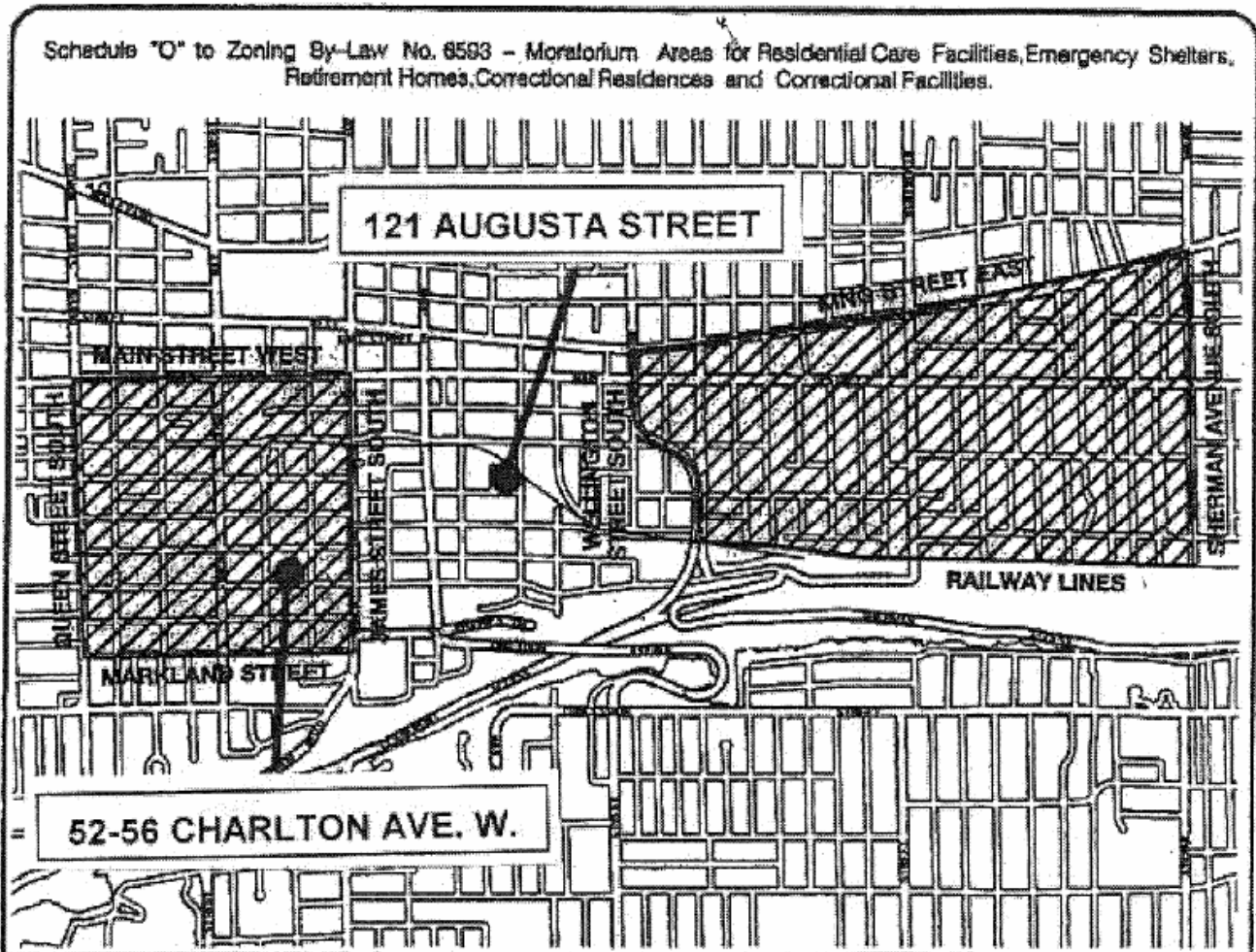
DATE REVISIONS

MACKAY MACKAY & PETERS LIMITED
Ontario Land Surveyors
3380 SOUTH SERVICE ROAD
BURLINGTON, ONTARIO L7R 3J5
PHONE: (905) 639-1275
FAX: (905) 333-9244
e-mail: hutton@mmplimited.com
Benjamin S. Mackay & Steven J. Peters
Established 1959

TOPOGRAPHIC PLAN FOR 121 AUGUSTA STREET
CLIENT: LYNWOOD HALL CHILD & FAMILY CENTRE
CAD FILE: C:\HAMILTON\HISTORICAL\REGISTERED PLANS\SP 48\LOT 7-8\11-036111-036-SPR1.dwg

DRAWN BY	PARTY CHIEF	CHECKED BY	PROJECT No.	DWG. NO.
A.S.	M.H.	R.N.	11-036-SPR1	1

NOTE
MACKAY AND PETERS HEREBY AUSE TO HEREBY AUSE OF STRUCTURES, CHECKS CONFORMANCE NOTED



This is Schedule "A" to By-Law No. 01-143
Passed the 26th day of June, 2001.

[Signature]
Deputy Clerk

[Signature]
Mayor


City of Hamilton


Schedule "A"

Map Forming Part of
By-Law No. 01-143
to Amend By-Law No. 8593

Planning and Development Department

Legend

 Moratorium Areas for Residential Care Facilities, Emergency Shelters, Retirement Homes, Correctional Residences and Correctional Facilities.

North 	Scale NOT TO SCALE	Reference File No. C199A
	Date June 8, 2001	Drawn By PB

Kenneth Brent Livingstone
118 Augusta Street
Hamilton Ontario
L8N1R4
July 9, 2011

JUL 15 2011

Delia McPhail
Planning and Economic Development Department
City of Hamilton
71 Main Street West, 5th Floor
Hamilton On L8P 4Y5

Dear Delia:

I am writing in response to your letter dated July 5 2011, regarding a complete application for a proposed By-law Amendment by Lynwood Hall Child and Family Centre on lands located at 121 Augusta Street Hamilton.

Please be advised we oppose any changes to the bylaw that the proposed zoning by-law amendment application (File no. Zar-11-034) is requesting.

In advance of considering a move to 118 Augusta Street a complete review of the types of properties allowed to locate not only in our neighbourhood but also directly across the street, was completed by our Lawyer during the pre-purchase process of 118 Augusta St.

During the process we were advised that the bylaw currently in place by the City of Hamilton provided protection for our property rights and value as written and also extended to us the ongoing peace of mind that we would be able to enjoy our property in peace.

If this bylaw had not been in place we would have not purchased 118 Augusta Street.

Regards


Kenneth Brent Livingstone

McPhail, Delia

From: Hudecki [redacted]
Sent: July 16, 2011 10:33 AM
To: McPhail, Delia
Cc: Farr, Jason; Office of the Mayor
Subject: Zoning changes to 121 Augusta St.

Dear Ms McPhail,

We are writing with concerns about the notice to change the zoning at 121 Augusta St. to a residential care facility. Initially we thought this might work in our area but have received input from other neighbours that have made us question our views.

Our main concern is that we already have a residence for adults being treated for mental illness around the corner from the location of the Lynwood proposal thus bracketing our pocket of homes with two treatment facilities.

We worry also about the fact that there is no yard or private area for the girls to use at 121 Augusta which would necessitate them gravitating to Shamrock Park for most outdoor breaks. This is a park the Corktown Neighbourhood Association has adopted and while we want the parks used by all neighbours, this quaint little park is popular with families with young children and we worry about increased activity and vandalism with more teenagers showing up especially some with anger management problems. We also worry about increased mischief/damage/graffiti around our cars and homes with potential increase in their male teenaged visitors to the area. We do not mean to paint all teenagers with the same brush, but some of the residents Lynwood will be caring for come with the most troubled histories.

On another note, how can Lynwood Hall expect a good outcome for these young, somewhat unstable girls in this location beside a very noisy and dirty train track where sleep will be interrupted at odd hours of the night by freight trains and in the early morning with the GO trains starting at 5:00 a.m., just a few feet behind their windows?

Thank you for allowing us to participate in the Application. We look forward to hearing more about it as meetings progress.

Sincerely,
Mary and Bern Hudecki
107 Augusta St.
Hamilton, Ontario
L8N 1R3

McPhail, Delia

From: carol mahon [REDACTED]
Sent: July 19, 2011 5:32 PM
To: McPhail, Delia
Subject: File No. ZAR-11-034

My name is Carol Mahon, I reside and co-own 115 Augusta St. Hamilton, ON with my spouse Frano Bakara.
We both oppose this Zoning By-law Amendment by Lynwood Hall Child and Family centre on lands located at 121 Augusta St. Hamilton, ON.
We would like this opposition documented as per your mailed out notice to us, we intend to attend the public meeting regarding this matter.

Sincerely,
Carol Mahon & Frano Bakara

McPhail, Delia

From: Mary Dawson [REDACTED]
Sent: July 19, 2011 9:49 PM
To: McPhail, Delia
Cc: Bratina, Bob; Farr, Jason
Subject: Lynwood Hall Zoning By-Law Amendment

Ms McPhail;

I have been a resident on Augusta St. for 15 years. When I first moved to this area it was a gamble. There were crack houses, prostitutes and other elements that made the area undesirable. Since then the neighbourhood has worked very hard to keep this street free of these elements. Most of the neighbourhood consists of professionals that enjoy living downtown. The properties are well kept and we are very proud of where we live.

Now we are being asked to allow a home for troubled teenage girls. I am very concerned about the application for the zoning by-law amendment by Lynwood Hall Child and Family Centre at 121 Augusta St. We already have more than our share of residential care facilities in our Corktown area. There is one on Forest Ave. as well as another on Catherine St. The current by-law does not allow another facility within 118 metres of existing facilities. If this by-law does get amended, what does this mean for our neighbourhood? If this is opened up for this application, how many others will follow?

There is no yard or private area at this facility and I am concerned that the residents time will be spent at Shamrock Park. This Park has been adopted by the Corktown Neighbourhood Association and has been a labour of love for a lot of residents. Increased traffic could lead to vandalism or property damage.

I'm also very concerned that my property value will decrease.

How can living in a downtown environment be beneficial for these girls. Would they not benefit more from a facility away from bars and other influences?

I can't believe that this is the vision the City of Hamilton has for the downtown area. The Corktown residents are doing their part to make this area of our great city a better place to live. The City should now do their part to help us in that endeavour.

Thank you for allowing me an opportunity to make these comments.

Mary Dawson
103 Augusta St.
Hamilton, On
[REDACTED]

McPhail, Delia

From: Dianne Smith [REDACTED]
Sent: July 20, 2011 10:37 AM
To: McPhail, Delia
Cc: Farr, Jason
Subject: Re: ZAR-11-034 Lynwood Hall

Attention: Delia McPhail, City of Hamilton

Planning and Economic Development Department

Re: Notice of Complete Application and Preliminary Circulation for a Zoning By-law Amendment by Lynwood Hall Child and Family Centre on lands located at 121 Augusta Street, Hamilton (File No: ZAR-11-034)

Good Morning,

It was with great concern and abject horror that we received the Notice of Complete Application and Preliminary Circulation for a Zoning By-law Amendment by Lynwood Hall Child and Family Centre on lands located at 121 Augusta Street, Hamilton (File # ZAR-11-034). We are vehemently opposed to this zoning change for a number of reasons which I will detail below.

When we purchased our home at 132 Augusta Street five years ago, we deliberately sought out a home in an area of rapid improvement and gentrification. We loved the charm of the old homes, the pubs and shops, the escarpment trails, parks, and ability to walk to all amenities. We knew the area needed work, and we were fully prepared to be the change we wanted to see in our neighbourhood. With the help of new friends and neighbours, we cleaned up Shamrock Park, personally picking up rubbish every day, chased crack dealers, prostitutes, and street gangs out of our parks and neighbourhood, and diligently contacted the Police until a newly arrived crack house was razed to the ground (126 Augusta Street.) We endured threats to ourselves, our house, and our pets, had our cars broken into, and watched belongings in our back garden magically vanish. We fought hard for change while working on our old Victorian home, actively participating in everything in our neighbourhood. We have watched with great pleasure as new restaurants and

Appendix "D" to Report PED12002 (Page 6 of 18)

shops have moved into the neighbourhood and are thrilled to live on one of the most desirable streets in the city. Houses on our street typically sell within days and we take great pride and pleasure in watching our investment grown in value.

Several months ago, we received a notice in the mail inviting us to an Open House for Lynwood Hall. Online research showed this to be a home for troubled girls. We were not pleased and attended the Open House wherein we voiced our concerns to the Director, Deirdre Finlay, as well as a Superintendent of the Hamilton Police Service. We were concerned about resurgence in crime, our property values decreasing, and our overall quality of life being compromised by this new addition to the neighbourhood. Ms. Finlay stated repeatedly that the site was only to be an eight bed dorm for troubled adolescent girls. When asked specifically if she or Lynwood Hall intended to apply for a zoning bylaw change, we were told by both the Superintendent and Ms. Finlay that this was not the case, that the home was simply to be a lovely little oasis for poor troubled girls with eight beds maximum. We were assured that Lynwood Hall would keep a close eye on the girls, that security would be tight, and that the girls were simply struggling youths who would be encouraged to participate in the Neighbourhood Association activities and who would even be available to walk our dogs. We left reassured, placing our trust in Ms. Finlay and the Superintendent of the Hamilton Police Service that this new, eight bed addition would be well maintained and would only have a positive impact on our lives.

Imagine our horror when we received a notice in the mail to amend the bylaw and learned that the '8 bed dorm' for troubled girls was to become an 18 bed drop- in centre with a zoning change applied for that would negatively affect each and every neighbours lives. Chats with friends and neighbours found that we were not the only ones who had been lied to in the neighbourhood. We learned that at a recent Association meeting which we were unable to attend, that the Corktown Neighbourhood Association had been informed that Lynwood Hall was only to be a drop in day facility, not the eight bed dorm that we had been told. Other neighbours had been told entirely different lies. We find it abhorrent that a Superintendent of the Hamilton Police Service and a Board Member and Director of Lynwood Hall, Ms. Deirdre Finlay, lied directly to our faces. We asked point blank if a zoning change was in the works and were assured that this was not on Lynwood Hall's agenda. How many more lies does Ms. Finlay wish to tell, how many more fabrications will the Superintendent of the Hamilton Police Service feel it is appropriate and fitting to tell to fulfill their agenda and bulldoze the neighbourhood into compliance? Why do these individuals and the Board of Directors of Lynwood Hall feel that it is appropriate to blatantly lie, mislead, and deceive their new neighbours in order to obtain their nefarious goals? What else does Ms. Finlay, the Superintendent of Police, and the Board of Directors plan to do in my

neighbourhood? How many more blatant lies will we be told?

This is not a complacent neighbourhood, a place where people do not care, where people simply exist, a neighbourhood of rooming houses and transients. This is a neighbourhood I am proud to live in and call home. How dare Ms. Deirdre Finlay, the Board of Directors, and the Superintendent of the Hamilton Police Service lie to us. We are vehemently opposed to a Zoning Bylaw Change and oppose the Application File No: ZAR-11-034. We have worked hard to make our neighbourhood a lovely place to live, to raise our property values, to make new friends and beautify the parks and surroundings of our old established neighbourhood. We will not see our efforts destroyed with the introduction of a group home into our neighbourhood and will actively petition to stop this from happening.

Regards,

Dianne Smith

Tamra Murphy

132 Augusta Street, Hamilton

McPhail, Delia

From: CorktownCrier [REDACTED]
Sent: July 20, 2011 11:15 AM
To: McPhail, Delia
Subject: Fw: 121 Augusta Street Zoning By-Law Amendment - Lynwood Hall

Delia McPhail, City of Hamilton

Planning and Economic Development Department

Planning Division-Development Planning-West Section

71 Main St. West, 5th Floor, Hamilton, On. L8P 4Y5

Fax 905-546-4202, E-Mail: Delia.McPhail@hamilton.ca

Dear Ms. McPhail

First of all, my name is Joel McCormick and I am the President of the Corktown Neighbourhood Association. I am writing this email to you in response to the zoning by-law amendment for 121 Augusta Street (Lynwood Hall) on behalf of the members of the Corktown Neighbourhood Association, which is comprised of residents of the Corktown Neighbourhood.

The Corktown Neighbourhood has come along way over the past 15 years. From an area over run by undesirable activity and people to a neighbourhood that is professional and family focused with housing and property that is highly sought after by those who don't live in the Corktown. The residents of the neighbourhood are proud of what they have accomplished and proud of the extreme hard work that it has taken to get this neighbourhood to its current state. You will notice that our parks are clean and managed, our streets are clean and safe and our properties are well kept and display proud ownership and care.

The Association would like to express its concern regarding the application for the zoning by-law amendment to allow this facility to enter the neighbourhood. The Corktown Neighbourhood Association **DOES NOT SUPPORT** this application nor does it support the residential care facility at 121 Augusta St. You will soon notice, if you have not already, that the residents of the Corktown Neighbourhood **DO NOT SUPPORT** this residential care facility and the possible negative issues that can arise from its implementation. The negative issues that can and more than likely will be experienced as a result of this facility far out weighs the benefits.

I hope that this correspondence and the many others like it that you will receive are taken seriously. The Corktown Neighbourhood Association looks forward to further news regarding this issue.

Thank you.

Joel McCormick

The Corktown Neighbourhood Association

<http://www.corktownna.ca/>

McPhail, Delia

From: Anneleigh Wallace [REDACTED]
Sent: July 20, 2011 10:15 PM
To: McPhail, Delia
Cc: info@ombudsman.on.ca; Farr, Jason; Office of the Mayor
Subject: File No: ZAR-11-034
Importance: High

Dear Ms. McPhail,

Regarding the Notice of Complete Application and Preliminary Circulation for a Zoning By-law Amendment by Lynwood Hall Child and Family Centre located at 121 Augusta Street, Hamilton (File No: ZAR-11-034), we are **extremely** opposed to it.

We are home owners on Augusta Street and are shocked by the recent announcement that Lynwood Hall is sneaking a zoning change in our neighbourhood. This goes against everything we, our neighbours and The Corktown Association had been told; by our local council (Jason Farr) and Director Finlay (of Lynwood Hall). We have been given platitudes and lies in what seems like an underhanded attempt to change the face of our neighbourhood....for the worse.

A lot of effort has gone into making this area safer, cleaner, and respectable over the last few years and this zoning change will put all of that hard work in the garbage bin. It will affect our property value not to mention a shift of foot traffic that we have worked to remove from this area. Theft and vandalism has gone down, crack houses have been raided and shutdown, crack dealers and prostitutes have been run out of Shamrock Park. This is because this neighbourhood cares and has a great deal of pride to call it home.

Due to the bold faced lies that have been told by multiple roles involved with this zoning change (local government, Police and Director Finlay), in addition to actively petitioning against the zoning change, we also feel that Ontario Ombudsman André Marin should be contacted to investigate this matter and his office has been cc'd with this email. I have also cc'd Jason Farr and since the Mayor lives in this neighbourhood, his office as well.

Our stance on this matter is not ours alone. Our neighbours and local businesses will make every effort to stop this re-zoning attempt.

With regards,

Anneleigh Wallace
Tara Marks-Beesley
134 Augusta Street

McPhail, Delia

From: Douglas Pawson [REDACTED]
Sent: July 20, 2011 11:02 PM
To: McPhail, Delia
Subject: zoning by-law amendment for 121 Augusta Street (Lynwood Hall)

Dear Ms. McPhail,

We would like to inform you of our opposition to the zoning by-law for 121 Augusta St. At a recent meeting for the Corktown Neighbourhood Association, we were assured that there would be no application for a zoning change and that it was not possible for this to happen as there is another facility just around the corner.

We have lived in this neighbourhood for 18 years and have seen it grow from an undesirable place to be to a very friendly, lovely section of the city. There are already a number of facilities in this neighborhood and we certainly do not need any more. I think what I find most troublesome is the fact that the people involved with Lynwood Hall have repeatedly lied about what it is that they are doing there. I was told it was strictly a drop in centre and now I find out they want 18 beds? This kind of duplicity is not acceptable.

Please, this zoning by-law amendment must not be allowed.

Thank you

Douglas Pawson and Peter Fryns

**Sign-On Letter to Oppose Zoning By-law Amendment application by
Lynwood Hall Child and Family Centre on lands located at 121 Augusta
Street, Hamilton**

Advocacy Letter - 07/17/11

File No. ZAR-11-034

Recipient: Planning Division — Development Planning — West Section, City of Hamilton

Dear Representative:

On behalf of the concerned citizens (whose names, signatures and address will be listed at the end of the letter), we write to express our strong opposition to the amendment to the bylaw that requires a minimum separation distance of 300 metres between residential care facilities, and would set a precedent for a build-up of residential care facilities with-in small parts of the community. The bylaw was clearly established to prevent residential care facilities from being located too close together and thus acknowledges that there are problems with having such a build-up of facilities within a neighbourhood and that it is advantageous for everyone if they are spread throughout our city.

- 1) We are opposed to this amendment because two residential care facilities within 118 metres of each other will reduce our home resale values.
- 2) We are opposed to this amendment because two residential care facilities within 118 metres of each other will increase risk to the children in the neighbourhood particularly due to the nature of the facility and the concerns it brings related to encounters and confrontations.
- 3) We are opposed to this amendment because two residential care facilities within 118 metres of each other will increase noise and disturbance, from within the residence and also by the inevitable calls to police, ambulance at a greater frequency than to a private residence (as is the case with the facility on Catherine St)
- 4) We are opposed to this amendment because the proposed residential care facility has no outdoor recreation area for it's residents (as does the residence on Catharine St) which causes residents to loiter on the street

For these reasons, we strongly urge you to not pass the amendment that would allow two residential care facilities to exist within 118 metres of each other.

Thank you for your consideration.

Phone No.

Address

Signature

Name



Name	Signature	Address	Phone No.
Melissa McEllan	<i>[Signature]</i>	28 Baillie St	
Tibor Cholera	<i>[Signature]</i>	18 Baillie St.	
BRENDA FERGUSON	<i>[Signature]</i>	40 Baillie St	
STEPHANIE BELL	<i>[Signature]</i>	38 BAILLIE ST.	
Mike Bell	<i>[Signature]</i>	36 Baillie St	
Melanie Gillis	<i>[Signature]</i>	34 Baillie St	
MINE SOBUTKA	<i>[Signature]</i>	32 BAILLIE ST.	
TINA HUSSAIN	<i>[Signature]</i>	32 BAILLIE ST.	
Edna Williams	<i>[Signature]</i>	122 Augusta	
MARY DANKON	<i>[Signature]</i>	103 Augusta St	
Lu Angel	<i>[Signature]</i>	110 Augusta St	
Leane Butler	<i>[Signature]</i>	133 Catharine St. S.	
Kelley MacPherson	<i>[Signature]</i>	33 Baillie St	
Greg Bloorhant	<i>[Signature]</i>	C. DASHAW 14K 804-123 ST. JOSEPH'S DE	

Phone No.

Address

Signature

Name

BARRY BOGUSAT	Barry Bogusat	106 AUGUSTA ST. Xham.	
KEVIN PIRE	Kevin Pire	155 CATHERINE ST. S. Xham.	
Anne Donald	Anne Donald	91 Augusty	
Carol Mahr	Carol Mahr	115 Augusty	
CAROL MARTH	Carol Mahr	115 Augusty	
FRANK BAKARA	Frank Bakara	36 Baillie St	
SARAH HODGSON	Sarah Hodgson	36 Baillie St.	
Philip Klager	Philip Klager		



Phone No.

Address

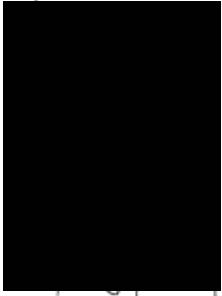
Signature

Name

Pamela Oxendine Pamela Oxendine 130 Augusta St

James Schilling James Schilling 108 Augusta St.

Brian Kuhner [Signature] 24 Baillie St.



A series of horizontal lines for additional entries, organized into three columns corresponding to Name, Signature, and Address.

FACSIMILE TRANSMITTAL SHEET

TO:	FROM:
Delia McPhail	Dianne Smith
COMPANY:	DATE:
Planning & Economic Development Department, City of Hamilton	7/21/2011
FAX NUMBER:	TOTAL NO. OF PAGES, INCLUDING COVER:
905-546-4202	4
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
905-546-2424 ext. 6663	Re: ZAR-11-034
RE:	
Application for Zoning By-law Amendment--Lynwood Hall (File # ZAR-11-034)	

URGENT FOR REVIEW PLEASE COMMENT PLEASE REPLY PLEASE RECYCLE

NOTES/COMMENTS:

Good Morning Delia,

Please find attached several signatures from businesses and residents in the area opposed to the Zoning By-law amendment by Lynwood Hall Child and Family Centre for 121 Augusta Street.

Regards,


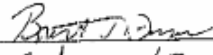
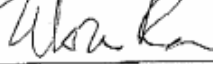
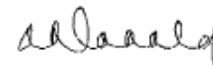
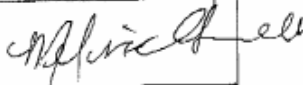


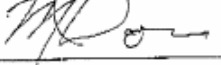



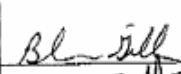
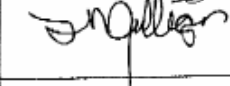
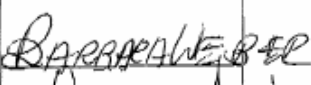
Dianne Smith
Dianne Smith
132 Augusta Street
Hamilton, ON L8N 1R4



We, the undersigned, oppose the Zoning By-law Amendment by Lynwood Hall Child and Family Centre on lands located at 121 Augusta Street, Hamilton (File No: ZAR-11-034)

Initial	Printed Name	Address	Email	Signature
FH	Fred Hopkins	123 Charlton Ave E		[Signature]
MJ	MARY JAMISON	103 AUGUSTA ST		[Signature]
EC	Elissa Crouse	23 Augusta		[Signature]
SC	Susan Couper	64 AUGUSTA #2		[Signature]
SK	Suzanne Keast	174 John St. S.		[Signature]
RH	ROBERT HOUSTON	64 AUGUSTA #4		[Signature]
UC	VAUGHAN CAMUS	64 AUGUSTA #5		[Signature]
SP	SEAN PLUMÉ	125 FOREST AVE #806		[Signature]
AM	Sandra MacDonald	309-118 ST S. #15 D.		[Signature]
PH	Philip	125 Forest Ave #806		[Signature]
JG	JAMIE GALLAGHER	69 AUGUSTA ST.		[Signature]
GB	Gregory Burt	45 Spring Street		[Signature]
DB	Danny Bozaris	43 Forrest Ave		[Signature]
PD	JIMMY D. DAVIS	27 Duke St #14		[Signature]

We, the undersigned, oppose the Zoning By-law Amendment by Lynwood Hall Child and Family Centre on lands located at 121 Augusta Street, Hamilton (File No: ZAR-11-034)

Initial	Printed Name	Address	Email	Signature
DP	D. Patrick	88 Augusta		
B.D.	B. Dawson	116 CATHERINE S.		
MR	M ROSEN	114 CATHARINES ST		
AD	A. Donald	91 Augusta St		
MG	M. Gravelle	93 Augustast		
SS	S. Siemens	97 Augusta		
SB	S. BOYD	99 AUGUSTA		
MD	Mike Dowson	101 Augusta		
AP	Ann Pire	135 CATHERINE ST.		
	E. Pezhda	104 Augusta St.		
	B. BOGUSATI	106 AUGUSTA ST.		
BY	BLAINE Gillis	136 Augusta st		
TM	TMulligan	144 young st		
BW	B. Weber	136 Augusta		
DS	D. Smith	132 Augusta St.		