

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

6.4(ii)

From:
Sent: August-31-15 12:12 PM
To: John, Edward

Subject: File no.CI-15-D Question and clarification need

Hello John,

I recently reviewed the notice sent to me and I do have a few questions and concerns. My name is Natasha Murphy and you may contact me by reply to this email or by calling.

I need more clarification regarding the relocation of residents to this building and usage of this location as a correctional residence and would be interested in learning more.

The term correctional residences is a broad categorization of the type of residents that may reside at this address. What exactly will the property be used for? Who will be the type of residents? Are there any programs, or care going to be offered? Is this a boarding facility; no supervision on site?

Currently, I live on Emerald St. adjacent to this building and my overall concern is street and pedestrian traffic. I don't want my experience to reflect negatively on the good things that previous occupant St.Charles did in the community or the potential good that this new facility could offer to the future of the new Stinson residences but hopefully you understand my current reservations, past frustrations and need for clarification. Previously, when the building was used by St. Charles, parking was frustrating with vehicles blocking my driveway frequently. my children were unable during week days to play in the back yard because of people congregating in the alleyway swearing and carrying on.

I currently reside in a densely populated area of group homes, assisted living facilities, and boarding houses. The amount of care and supervision varies depending on ownership but the street is filled with a handful of residents from each of these homes pan handling, trespassing, and loitering. (About 8-10 people in total on my street) that has me hesitant about welcoming new neighbours.

I am not opposed to the one year temporary use of the building but am concerned for the impact on the community for the duration of use and after they are gone. I am concerned about the the current density of these type of residences already on the community and that it sets a precedent for future permanent usage as a 'correctional residence' that may not be as well managed or maintained. I am concerned about the increase of vehicles, and pedestrians in that area adding to the congestion of that corner.

Any information you can provide would be helpful. Thank you for your time.

Natasha

From: John, Edward
Sent: September-01-15 1:40 PM
To: Bedioui, Ida
Subject: FW: one last concern re: correctional residence

6.4 (iii)

One more...

From: Farr, Jason
Sent: August-31-15 6:34 PM
To: keith beck; Andrew Dreschel
Cc: John, Edward
Subject: Re: one last concern re: correctional residence

Thanks again for the further input, Keith. The use and zoning is temporary. I have cc'd the Planner, Edward who can answer more technically your concerns.

Jay

Sent from my BlackBerry 10 smartphone on the Bell network.

From: keith beck
Sent: Sunday, August 30, 2015 3:45 PM
To: Farr, Jason; Andrew Dreschel
Subject: one last concern re: correctional residence

Since I raised this with both of you I decided to send the follow up to both.

Thanks to Coun. Farr I now know the property is meant to be a temporary home of the St. Leonard's Society facility on emerald while they renovate their existing location. I don't believe anyone nearby would have a problem with that.

It raises one concern in how feasible is it by by-law to make the allowable use of a property temporary? So even if St. Leonard's moves in and out, what's to prevent someone else moving in sometime later with a new correctional residence on that site and argue previous use as precedent to allow?

I have nothing against the St. Leonard's facility or its clients. If they can renovate and have better facilities for their clients I think that's better for all of us. Just trying to ensure no unintended consequences arise in the future.

thank you both.

6.4(iv)

Sent: Sunday, September 13, 2015 11:41 PM

To: John, Edward

Cc: Office of the Mayor; Green, Matthew; Farr, Jason

Subject: File Number: CI- 15 – D (re-zoning former Cathedral Boys High School, 378 Main St. East, Hamilton)

Mr. Edward John

Senior Manager, Planning and Economic Development Department

Development Planning, Heritage and Design – Urban Team

71 Main Street West, 5th Floor

Hamilton, Ontario

L8P 4Y5

RE: File Number: CI- 15 – D (re-zoning former Cathedral Boys High School, 378 Main St. East, Hamilton)

September 13, 2015

Dear Mr. Edward John,

First of all, please be informed that I do request that the City of Hamilton and anyone else receiving this email, to remove any of my personal information from any link to the general public, including the City's website.

I have received a notification from the City of Hamilton regarding a Notice of Public Meeting of the Planning Committee. I am writing to you in order to express my views regarding the amendment of the Zoning By-law for 378 Main Street, East, Hamilton.

I am a former Cathedral Girls High School graduate and have worked in this area in question (across the street) for 35 years. 29 years as a pharmacist, specifically [redacted] t, Hamilton. I have recently purchased the pharmacy. [redacted] has been here since 1936 and we currently have 21 employees. We have been neighbours with St. Leonard's Corrections Residence for over 40 years. There is only one incidence, that I am aware of, that was concerning to us several years ago; other than that, we have not had any problems. St. Leonard's has done a fantastic job in integrating their residents back into the community.

This area of town has multiple clinics, residences, shelters and lodging homes which have provided great social services, but they are quite concentrated in this area.

Cathedral Boys High School was built in 1928. It is certainly a heritage building with much history. I would like to see this building preserved and in the future, used for something that would add character to the area.

I had been concerned that this "temporary" move may turn into a more permanent move (as did 94 York St., 22 years ago). Also, would there be an extension given, if so for how long, if the renovations are delayed? My other concern had been if the number of beds increases from 36, since Cathedral is a large school.

After attending the community meeting on Thursday, September 10, 2015, arranged by Councillor Farr, I felt re-assured that the move is only "temporary" and that the number of beds would not increase, as was promised. I do feel better that this vacant property (Cathedral High School) will be looked after and that perhaps the increase in security, by moving St. Leonard's temporarily to Cathedral, will help "clean up" the Main and Emerald corner which has had problems with prostitution, panhandling, drug deals, shootings and stabbings.

This area is also a highly concentrated residential area. It not only has many concentrated single family homes, but also many apartments.

The safety of our residents and children is a primary concern. There are elementary schools in the immediate area. One block away is St. Patrick's Catholic School (20 East Ave S) and Queen Victoria School (166 Forest Ave), both walking distances. Also, Cathedral High School (30 Wentworth N), is a few blocks away.

Reducing crime in this area would certainly be beneficial to schools, residents and businesses alike. The increase in security would, undoubtedly, be welcoming.

In closing, short-term, it's only right to help out St. Leonard's, our neighbours, get their renovations done quicker; but long-term, I would like to see Cathedral High School turn into a landmark, to improve and add character to this area of town. Main Street, west of James Street, has had so much happening in terms of construction, improvements and upgrades. It would be nice to see that kind of facelift done east of James Street.

Again, I do request that the City of Hamilton, and anyone else receiving this email, to remove any of my personal information from any link to the general public, including the City's website.

Thank you for your time.

Sincerely,

cc: Mayor Fred Eisenberger, mayor@hamilton.ca
cc: Councillor Jason Farr, Ward 2, jason.farr@hamilton.ca
cc: Councillor Matthew Green, Ward 3, matthew.green@hamilton.ca

6.4 (v)

September 13, 2015

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

Attention: Mr. Edward John, City of Hamilton Planning and Economic Development Department
Councillor Jason Farr, Ward 2

RE: 378 Main Street East, Hamilton, Zoning By-law Amendment Application (CI-15-D)

Dear Mr. John, Councillor Farr and Residents of the Stinson Community:

I am an owner / investor of a residential property located at 42 Tisdale St. S. I have never participated in responding to any City's decision or communication, but I feel compelled to express my concern(s) in regard to this subject. Two years ago, I did a tremendous amount of research on Hamilton and its economic plan and revitalization plan. Its livability outlook and the highly advertised economic plan attracted me to this City. Though there are many downtown areas, but Stinson is among the better prospect of all, based on its proximity to business core and transit system. My peers recommended investing south of Main Street to protect its value.

I purchased this home a year ago. Since then, I have been upgrading this century old home with modern design and bringing it up to code. My property has an adjoining lot line via backyard with the subject property.

I am writing to object the zoning by-law amendment for 378 Main Street East, Hamilton for the following reasons:

- **Possibility of "more than one-year" Temporary Use** – Although the proposed amendment stated the temporary zoning is meant for not to exceed one year; however, in the community meeting that I attend on September 10, 2015; there was no clear answer that the City would adhere to the one-year timeline should there be delays at the St. Leonard's renovation or other reasons.

"Policy F.1.11.4 A temporary use by-law may be permitted for a period of time which shall not exceed three years, except for garden suites which shall not exceed ten years. However, Council may, by By-law, extend such period of time for further periods of time not exceeding three years each, during which the temporary use is authorized."

The aforementioned Policy F.1.11.4 stated that a temporary use by-law may not exceed three years. It also stated that if an extension is required, the Council may extend its timeline.

At the same Community Meeting, St. Leonard's director and Councillor Farr promised that it will only take one year. In addition, Councillor Farr will not support a continuous use of 378 Main Street

East as a correction residence upon St. Leonard's departure. I believe them. I believe their intention. I believe St. Leonard's Society will move back to its renovated facility. I believe Councillor Farr will not support putting yet another correction facility in the neighbourhood.

My concern is that when the rest of the City Councillors from other Wards vote "yes" to put another correction facility in Stinson to avoid a correction facility established in their Wards, and Councillor Farr vote "no" to defend us. Since each Councillor has the same weight in vote, wouldn't this mean another correction facility essentially "voted" in Stinson regardless of Councillor Farr's objection?

- **Over-concentration of Facilities in Stinson / Effect on Character of Stinson Neighbourhood** – Stinson has the highest number of facilities (residential care facilities / lodging houses / halfway houses) and beds at 12 facilities and 171 beds according to a study in 2012 (the most recent I could find), followed by Landsdale at 3 facilities and 122 beds. With the proposed change, Stinson will have 13 facilities and 207 beds and Landsdale will have 2 facilities and 86 beds. A difference of 11 facilities and 121 beds.

I presume the City of Hamilton would support the concept of spreading these facilities equitably across the City. Stinson is already at a high density of facilities, and Stinson also falls into one of the two moratorium areas that prevent additions or expansions of facilities.

The proposed zoning amendment also requests to drop the 300 meter radial distance between correction residence and other residential care facilities. The radial distance was established to ensure that several residences would not be concentrated in one area. Then, why are we putting all the residence facilities so close to each other?

Changing the Zoning to accommodate another facility or potentially open up opportunity for other facilities to move in, will over-concentrate Stinson with facilities and characterize the neighbourhood, impacting the neighbourhood future.

- **Potential loss in investment** – Since the notice was sent out, I asked people around if they would rent an apartment that overlook a correction residence, none has replied positively. Although St. Leonard's runs a highly successful program, but one cannot impose nor change others' social belief. Potential tenants are highly likely not to rent from me. Should I decide to sell the property, it will highly likely be sold at a diminished property value. Does the City of Hamilton compensate for the loss of income and / or loss in property value? Will I be granted a property tax break when loss incurred due mainly to bedrooms overlooking a correction residence?
- **94 York Boulevard Correction Facility Example** – This federal facility started out to be temporary facility for one year but it turns into twenty-two (22) years. During the stay of 22 years, one near fatal stabbing occurred and one child assault.

In the Community Meeting, the Director from St. Leonard's Society mentioned the re-offending rate was low in the last 2 years, what were the rates for the last 3, 5 and 10 years?

The issue at hand is not so much of St. Leonard's Society. My concern is that it will create an opportunity for Correction Service Canada to consider 378 Main Street East as a permanent or long term facility similar to 94 York Boulevard.

- **Alternate Use of 378 Main Street East** – As some neighbours pointed out, the vacant school attracted several types of misconduct including garbage dumping, indecent act and etc. I agree with them perhaps it does create a higher probability. However, my cars were vandalized last summer, my tenant car was vandalized this year, and I also have illegal dumping last winter. The randomness of crime shall not be blamed to a vacant building. My point is: we shall focus on revitalizing or gentrifying the neighbourhood.

I am a proponent for a tech college, a new community centre that provide continuous education, a mix-use commercial / condominium building preserving the cathedral, or an art-scape where artist can rent studio space or farmers market, organic garden for children education similar to Brick Works in Toronto, or a museum. All more positive uses to keep our next generation further their education and skills.

- **Retrofit Budget for St. Leonard's Society** – What is budget for retrofitting the high school into a residence? Where does St. Leonard's Society receive funding for this project? I assume that St. Leonard's receives funding in combination of government assistance, ie. Taxpayer's contributions and donations. Is it appropriate to spend taxpayer's funds to retrofit a building just to abandon the fixtures after one-year use?

I suggest a better use of retrofit budget to purchase a small apartment building that already have the kitchens and bathrooms facilities, emergency exists, parking and etc. In this way, should the renovation at 22-24 Emerald St. delay, St. Leonard Society does not need to worry about applying for extension; in addition, occupying and refreshing the building, not only provide the parolees an added skill, but also provide St. Leonard Society to sell the building at a profit after one-year use. The profit can then offset the renovation cost at 22-24 Emerald St.

It is very important to me to understand the City of Hamilton's land planning use and how it will impact my (future) investment. It is very important to me to show that though I am not a resident, I too very much involved and care about my investment community; that I have an equal voice in this matter. I look forward to hearing your response.

Regards,

[Signed Rosina Lau]

Rosina Lau

6.4(vi)

From: Dave Michal []
Sent: September-14-15 12:36 PM
To: clerk@hamilton.ca
Cc: Farr, Jason; Scally, Maureen
Subject: Temporary Zoning || Old Cathedral High School & St Leonards
Planning Committee (Sept 15, 2015),

Today, I write to you to add my point of view to the proposed temporary zoning of Old Cathedral High School for the purposes of St. Leonards Correctional Half-way house to use during renovations to update their building and make it more accessible.

I fully support the temporary zoning of the building to accommodate the St. Leonards facility that is 250 feet away.

I reside at 37 Tisdale St South and I can see the Old Cathedral premises from my front porch. During the last couple of years, the property has been neglected and as vacant building has seen crimes occurring on the property from prostitution, drugs, vandalism, defecation, and fires. We hope that St. Leonards taking occupancy will help to curb the actions that we see on a daily basis as result of a vacant building.

The residents of St. Leonards are already members of our community and have proven that they maintain the existing property and alleyway. The residents of the building are some of the most respectful people that you could run into on Emerald St.

John Clinton (St. Leonards director) & Jason Farr have been completely forthright in the explanation of the requirement to use the Old Cathedral High School for these purposes.

Please allow St. Leonards & The Catholic Diocese of Hamilton to be permitted temporary zoning for the purpose of completing the renovations at the Emerald St facility.

David Michal
37 Tisdale St South

Rheumatology

6.4(vii)

25 Charlton East, Suite 304,
Hamilton, Ontario L8N 1Y2

Telephone: (905) 529-1232
Fax:: (905) 529-3656

September 4, 2015

Mr. Edward John,
Planning and Economic Development Department,
Planning Division,
71 Main Street West, 5th Floor,
Hamilton, ON L8P 4Y5

RECEIVED
SEP 09 2015

Fax (905) 546-4202

Dear Mr. John:

In reply to the notice I received about Application by the city of Hamilton for a Temporary Use By-Law for lands Located t 378 Main Street East, Hamilton (Ward 2).

I wish to register my objections to this application. There are enough of these types of facilities between Sanford and Queen Street. This is not a case of NIMBY but a case of WHY in my back yard do we need another of these facilities (WIMBY).

We have been victimized by aggressive panhandling in this area. I myself have been victim and have actually been followed home by one of the aggressive panhandlers who also has been identified as a drug addict and I have been reported this to the police. This happened when I was leaving a meeting at St. Patrick's Church in the evening.

St. Patrick's Church has had to hire private security guards for the times of the services for the parking lot because of this aggressive panhandling.

I am sure that there are other areas in the city where such a facility can be located. I do not think we need another one in Ward 2 at this time. What definite assurance do we have that this will not become a permanent facility?

Yours sincerely,



FAB:gh

F. A. Bianchi
702 - 21 East Avenue South,
Hamilton, ON L8N 2T3

From: Gibson Landsdale
Sent: September-14-15 3:46 PM
To: Bedioui, Ida
Cc: Farr, Jason; Green, Matthew
Subject: File Number: CI- 15 – D (re-zoning former Cathedral Boys High School, 378 Main St. East, Hamilton)

6.4 (viii)

Hi Ida,

We would like the following included as written comments for item 6.4 at tomorrow's Planning Committee.

The Gibson-Landsdale Neighbourhood Association (GLNA) is a stand-alone Neighbourhood Association with same boundaries as the Gibson and Landsdale Community Planning Team (The GALA Hub). We often work with GALA, however as residents, we identified gaps in the Neighbourhood Action Plan and work to address those gaps and engage our neighbours in other ways such as special events and festivals, and assisting in self-advocacy to marginalized groups and persons.

One of those neighbours is the St. Leonard's Society of Hamilton at the Emerald Street Treatment Centre. The staff instill within the clients that they are not just reintegrating into the community, they are part of the community already. Walking by, the residents are friendly and keep their outdoor space clean, learning ownership and respect through taking care of their environment.

Our association has met with St. Leonard's leadership on multiple occasions to discuss how we can assist in facilitating even more positive interactions with the neighbourhood at large. We have discussed events, clean-ups, and passive programming; however it became clear that while the facility is in need of the work to comply with code and better serve their residents, there isn't much that could be done collaboratively until those needs are met.

To allow St. Leonard's the ability to complete all of their facility renovations at one time - instead of piecemeal - would mean that groups such as ours would also be able to engage with the residents in a more fulsome way. It would also allow St. Leonard's to better serve their clients and fulfill their goals, and reduce or eliminate the risk of reoffending once no longer in the program even further.

While there is a higher concentration of services in the area, St. Leonard's is an agency that is open, respectful, and engaging. They have worked hard on behalf of their clients to provide what they need. However, the deficiencies in the building are obvious when you walk through the front door. In addition, basic systems such as the wiring, plumbing, and HVAC are all in dire need of updating.

We support the application for St. Leonard's to move temporarily to the former Cathedral School to complete their renovations, and look forward to welcoming them back once their building is ready.

Sincerely,

The Gibson-Landsdale Neighbourhood Association (GLNA)