

13.1(i)

Brief submitted for consideration by the City of Hamilton Planning Committee for its April 17, 2018 hearing on the Downtown Hamilton Secondary Plan

From Bill Johnston, 17 Witherspoon Street, Dundas ON L9H 2C4

I respectfully ask the Planning Committee to consider the following proposed changes to the Downtown Hamilton Secondary Plan, as well as one question related to the Plan, as the committee considers Item 13, Official Plan Amendment and Zoning By-Law Amendments for the Downtown Hamilton Secondary Plan (Wards 2 and 3) (PED18074) on April 17, 2018.

In the text below, the clauses where I am proposing changes are shown in bold and the proposed changes are shown as both bold and underlined. I first quote the section as it is, then the section as I recommend it should be and then I explain the reason for the proposed change. The clauses appear in the order they appear in the plan.

6.1.2 c/ Promote Downtown living... The Downtown Hamilton Secondary Plan identifies opportunities for a range of housing types catering to a variety of income levels and household characteristics.

PLEASE CHANGE TO: The Downtown Hamilton Secondary Plan **encourages** a range of housing types catering to a variety of income levels and household characteristics.

Explanation: "Encourages" in this sentence is both stronger and more accurately reflects the contents of the plan.

6.1.3.3 b/ Create a diversified housing supply in the Downtown geared to the needs of various age groups, household size, and income levels with increased opportunities for affordable housing.

PLEASE CHANGE TO: Create a diversified housing supply in the Downtown geared to the needs of various age groups, household sizes, **abilities**, and income levels with increased opportunities for affordable housing.

Explanation: There needs to be specific recognition of the need for more barrier-free units for downtown to accommodate both the full variety of people and to allow people to age in place.

In Section 6.1.4.6, PLEASE ADD:

6.1.4.6 e/ the impact on local schools, libraries and other social amenities.

Explanation: Additional housing in the downtown will have impacts on various social amenities that need to be planned for. Requiring evidence of such impacts will aid in that planning.

6.1.4.8 d A bylaw passed under Section 34 of the Planning Act is required to permit increases in height.

PLEASE CHANGE TO: A bylaw passed under Section **37** of the Planning Act is required to permit increases in height.

Explanation: This appears to be a typo.

6.1.4.10 The development of housing with a full range of tenure, affordability, and support services shall be provided for and promoted...

PLEASE CHANGE TO: The development of housing with a full range of tenure, affordability, **accessibility** and support services shall be provided for and promoted...

Explanation: There needs to be specific recognition of the need for more barrier-free units for downtown to accommodate both the full variety of people and to allow people to age in place.

6.1.4.24 Development proposals for tall buildings containing residential units shall be encouraged to provide a range of unit types and unit sizes, including those suitable for larger households, and those with children and seniors.

PLEASE CHANGE TO: Development proposals for tall buildings containing residential units **shall** provide a range of unit types and unit sizes, including those suitable for larger households, and those with children and seniors.

Explanation: Provision of a range of unit types and sizes, etc. should be required, not just encouraged, to meet earlier articulated goals for the downtown.

6.1.5.1 b/ local commercial uses shall be permitted on the ground floor of buildings containing multiple dwellings, in accordance with Section E3.8—Local Commercial Policies of Volume 1, and the following: i) notwithstanding Policy E.3.8.2, only the following uses shall be permitted: retail and service uses such as a craftsperson shop, day nursery, commercial school, office, personal service, repair service, restaurant, studio, art gallery, and tradesperson shop; ...

QUESTION: It is not clear to my why there are these restrictions on commercial uses in buildings containing multiple dwellings, especially given the city's shift towards more permissive retail zoning. Would not uses such as corner stores/small groceries and pharmacies, for instance, be useful to serve the residents living above?

Infrastructure, Energy and Sustainability Policies

Generally, the clauses here all talk about “encouraging” certain things rather than requiring that things “shall” happen. I understand the difficulty of prescribing exactly what has to happen with each development but I question whether the city will meet its climate change goals if it does not **require** that at least some energy-saving or other environmental measures shall be adopted. Perhaps the introductory clause could say: **development shall meet include at least one of the following measures.**

6.1.15.6 [the armoury] Any future development of the property shall be encouraged to conserve the Nationally significant site.

PLEASE CHANGE TO: Any future development of the property **shall** conserve the Nationally significant site.

Explanation: This is a National Historic Site. It should be conserved—encouragement to conserve is not adequate. It should require an amendment to the Official Plan to do anything other than conserve the site.