

Pilon, Janet

Subject: Not invited to Party

From: Merulla, Sam <Sam.Merulla@hamilton.ca>
Sent: February 23, 2020 4:08 PM
To: Lakewood Beach Community Council <LakewoodBeachCC@hotmail.com>
Cc: DL - Council Only <dlcouncilonly@hamilton.ca>; clerk@hamilton.ca
Subject: Re: Not invited to Party

Thank you,

Sam,

Councillor Sam Merulla,
Ward 4, East Hamilton,
71 Main St., W., 2nd., Floor,
Hamilton, ON., Canada,
City Hall; 905.546.4512

On Feb 23, 2020, at 4:01 PM, Lakewood Beach Community Council <LakewoodBeachCC@hotmail.com> wrote:

Thank you for your email. Just to clarify please, if our Ward Councillor acknowledges that Notice of Participation in Public Meeting Official Plan regulations were **not adhered to**, you would support the tabling/referring of this Item?

Since sending the prior email, the occupant of our address has returned from vacation & opened our mail. Our apologies. We did get mailed an Invite however the Notice of the Public Meeting was dated Feb 7th and postmarked Monday, February 10th. The Public Meeting was held on February 18th (8 days later) which does not conform to our OP which states a minimum of 17 days notice must be provided to the Public. (for reference the Planning Act states 20 days notice unless an OP states otherwise)

It also appears that Council perhaps shouldn't even have this item on this week's Feb 26th Council agenda. Our OP also goes on to state Decisions can not be made within 17 days from the time the Notice is given; which in this case we believe would be Thursday, February 27th at the earliest.

In a nutshell then, we believe our local Ward Councillor should be supportive of having this item go back to another Planning Committee Meeting, complete with at least 17 days notice to the

Public for a Public Meeting , to ensure conformity to our Official Plan & aid the applicant/city by helping to prevent that this will not become an appealable Issue under the Planning Act.

It has also been questioned if another Open House is a requirement under our planning instruments due to the fact that the application's proposed zoning has materially changed since the initial Notice of Complete Application provided to the public & Open House held over a year ago on January 24, 2019.

Thank you again for your input,

Lakewood Beach Community Council

From: Merulla, Sam <Sam.Merulla@hamilton.ca>

Sent: February 23, 2020 2:26 PM

To: Lakewood Beach Community Council <LakewoodBeachCC@hotmail.com>

Cc: DL - Council Only <dlcouncilonly@hamilton.ca>; clerk@hamilton.ca <clerk@hamilton.ca>

Subject: Re: Not invited to Party

I strongly support the Ward Councillor, Maria Person's position on this matter and I will vote accordingly!

Many thanks for your input.

Thank you,

Sam,

Councillor Sam Merulla,
Ward 4, East Hamilton,
71 Main St., W., 2nd., Floor,
Hamilton, ON., Canada,
City Hall; 905.546.4512

On Feb 23, 2020, at 2:18 PM, Lakewood Beach Community Council
<LakewoodBeachCC@hotmail.com> wrote:

Dear Council,

3 years of written communications (*some of which is even in the Appendices of the Staff Report*) & 2 (two) in person visits to the Planning Department to meet with Staff, discuss the application, & obtain copies of the Studies/file . . . yet it appears notification of the Public meeting held last week in regards to 461 Green Road OPA/ZBA was not sent to us; the local Neighbourhood Association. ?

During the last 3 years, we have been drafting a presentation for your consideration and are deeply disappointed we were not given an opportunity to participate in this statutory public process. In light of this, we are respectfully requesting Council as whole, refer this item back to Planning to allow for another Public Meeting in which we can participate prior to Council ratifying your final decision on Item 1 of Planning Committee Report 20-003

It might interest you to know that we recently became aware that the COH has very detailed and specific annual Housing Targets in our Official Plan for people of all incomes & demographics in different housing types and tenures and in various locations (*as a result of GRIDS we believe*):

152 units per year

152 residential units per year is the city-wide annual target for all development applications consistent with this application's Range of Housing category (*New Ownership Housing(not affordable) in a Neighbourhoods designation within the Built-Up Area*)

We would like the opportunity to share with the Planning Committee additional information on which parts of the proposed OPA/ZBA application:

- lacks regard for matters of Provincial Interest as set out in s.2 of the *Planning Act*;
- Is inconsistent with some of the Provincial Policy Statements;
- Fails to conform with or conflicts with some sections of the Growth Plan, 2019; or,
- Fails to conform with sections of the Urban Hamilton Official Plan;
- lacks an Equity, Diversity & Inclusion lens;
- fails to incorporate Climate Change goals into the decision making and;
- Is premature & over-intensification as per our Strategic Growth plan.

Respectfully submitted,

Lakewood Beach Community Council

P.S. It is also interesting to note that during our involvement in civic matters, we do not recall Council approving 17 modifications to Zoning in addition to an Official Plan amendment when the core studies such as finalized Traffic Impact Study and Noise Impact Study are not on file to reach a sound land-use decision

to either support or deny a proposed development. As a reminder, Council approved the rezoning of 310 Frances Avenue "in principle" with Studies deferred to Site Plan process. We're all well aware that decision in 2010 has led to SPA for 3 landmark skyscrapers in suburbia.

c.c. Lakewood Beach Community Members