



September 18, 2020

To: Mark Kehler
Planning and Economic Development Department
Development Planning, Heritage and Design -Urban Team
71 Main St, West, 5th Floor, L8P 4Y5

To: Chair and Members, Planning Committee, City of Hamilton

From:
The Romanian Orthodox Church of the Holy Resurrection
278 Mac Nab Street North, Hamilton, On, L8L 1K4

The issue:

We received notification of Public Meeting of the Planning Committee – Plan Amendment File **UHOP-18-015**, Zoning By-law Amendment **No. ZAC - 18-037** for Lands located at 282 MacNab Street North, Hamilton to:

- Permit a 10 - storey building with 89 multiple dwelling units with a residential density of 688 units per gross hectare
- Change in zoning from “J” District to a site specific “E/S -1799-H” (Multiple Dwellings, Lodges, Clubs, etc.) District Modified to permit construction of a 10 storey (33.0m), 89 unit multiple dwellings with 66 parking spaces.

The concerns:

We, the congregation of The Romanian Orthodox Church of the Holy Resurrection are presenting the City of Hamilton Planning and Economic Department with the following concerns:

- We believe that demolition of the building located at 282 MacNab Street North was abusive. We will like to know when the permit was issued, before or after the demolition?
- With approval of this Amendment, considering the same construction across the street – just approved as an “exception” – the area will be over congested.
- The proposed Official Plan Amendment fails to follow the land use designation general policies for stable areas as listed by the West Harbour (Setting Sail) Secondary Plan adopted by the Hamilton City Council.

- The proposed building height (10 storey) and residential density of 688 units per gross hectare is a gross deviation from the West Harbour (Setting Sail) Secondary Plan core planning principles as emerged from extensive public consultation undertaken by the City during the conception of this plan.
- The proposed Zoning By-Law Amendment is not clear with regards to the subject lands zoning designation under the “site specific” definition opening the possibility of land use designations incompatible with our religious activity.
- The proposed development is adjacent to our Church and we are deeply concerned that our building will sustain structural damages caused by vibration during the excavations for the underground parking levels.
- The proposed development fails to provide the appropriate number of parking spaces in accordance with the current zoning By-Law. This will negatively impact our congregation by reducing the number of available on-street parking spaces in the area and prevent our members to attend religious services and events (i.e. baptism, weddings or funeral ceremonies) as our existing parking lot is very small (only 8 parking spaces) and there are no other off-street parking facilities available nearby.
- The above-mentioned plan imposes a high risk of structural damage to our property.
- During construction there will be traffic restrictions in the area that will interfere with our activities and religious services (i.e. weddings, funeral services). Having multiple apartment buildings in the area is likely not compatible with the Church’s rituals, traditions and activities.
- Our Church is an older structure with a main access door in the front to conceal transportation of the deceased, during the funeral procession, weddings and other celebrations. Given this is a large congregation, and that the proposed apartments proximity and heights, there would be no way for us to conceal viewing of this type procession from neighbouring people children, situated on upper floors, which may be disturbing.
- Ringing of the Church bells during the Liturgy, on Sunday’s and during other ceremonies is part of our religious tradition, we are concerned given the fact that the people living in these proposed apartment buildings being so close to the church, will be affected by the sound.
- Granting permit to such development plan will restrict our community’s rights to enjoy the property, will negatively impact the life of our congregation.
- Our community is very concerned and it feels existentially threatened, especially by the construction of two massive buildings. People are ready for a public protest, taking into consideration that they are not being listened to.

On behalf of Romanian Orthodox Congregation,
 Rev. Fr. Lucian Puscariu