

February 12, 2021

City of Hamilton  
Planning Committee  
Hamilton, ON

**Re: Application for Zoning By-Law Amendment  
130 Wellington Street South (ZAR-18-057)**

I have prepared this letter for consideration by Planning Committee in follow-up to the deferral of the application at the February 2, 2021 Committee meeting. The application was deferred to allow the opportunity for a meeting with the Ward Councillor and the residents that delegated at Committee. A neighbourhood meeting was subsequently held via WebEx that included Councillor Farr, four neighbourhood residents, the owner of the subject property and members of City staff. Following this productive meeting, the owner of the property canvassed the neighbourhood (door-to-door) to receive feedback from community members that did not attend the meeting or submit any written comments to the City. The responses received from the residents that the owners were able to get in touch with was generally positive, expressing either no concerns or interest in commenting on the proposal, or willingness to provide their signature indicating they have no objections. These signatures have been submitted to Planning Committee in conjunction with this correspondence.

In addition to this community engagement and response, I would like to provide the following items of clarification with respect to this application:

- The existing building on the subject property is a legally recognized *Lodging House* and the prevailing zoning designation permits the *Lodging House* use with up to 6 lodgers;
- There will be no increase in the number of units on the subject property as the building currently has 6 independent apartment units with separate kitchen facilities - one unit in the basement; two units on the first and second floors; and one unit on the third floor;
- Until late 2020, all 6 of the units were occupied by renters; 2 of the rental tenants vacated these units on their own accord and the units have remained vacant as the owners have been reviewing maintenance work required to address existing damage to these units;
- The existing units range in size from 550 ft<sup>2</sup> to over 1,100 ft<sup>2</sup>;
- The intent of this application is to maintain these important existing rental units in the community while ensuring the units comply with the Ontario Building Code and other applicable law, and also maintain the existing built form character on this property;

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- The owner has ensured that the existing access to the parking area at the rear of the building is unobstructed and available for use by tenants, even though the parking area has been used only minimally in the past by tenants;
- The existing parking area has been maintained to minimize disruption to the subject property and adjacent community, as well as to support the City's objectives to support transit, cycling and other modes of transportation, but additional parking could be accommodated by removing the existing garage in the rear yard; and
- Each of these units will be required to obtain Building Permits from the City of Hamilton to ensure proper access, fire protection, and other important matters are properly addressed, including for the basement unit.

I am in agreement with City of Hamilton Planning staff that the proposed Zoning By-Law Amendment is consistent with the Provincial Policy Statement (2020), conforms to the Growth Plan for the Greater Golden Horseshoe, 2019, as amended, and complies with the policies and intent of the Urban Hamilton Official Plan. In particular, the following key policy objectives will be achieved through this Amendment:

- Ensuring compatibility with the character of the community, including the built form and heritage characteristics of the building;
- Increasing the range of house types and tenure in the community; and
- Attracting residents that rely on transit, cycling and walking as primary modes of transportation, which will support the City's transportation objectives.

Regards,



Michael Barton, MCIP, RPP  
President