

From: Ashley Paton <apaton@bousfields.ca>

Sent: February 27, 2024 10:28 AM

To: clerk@hamilton.ca

Subject: February 28 City Council - Item 6.5 - Planning Committee Report 24-003 - Updates and Amendments to Zoning By-law No. 05-200 - Residential Zones Project (Staff Report PED22154(a)) - DiCenzo Construction

Good Morning,

On behalf of DiCenzo Construction Company Ltd., Orchards (Vienna Street) Holdings, and Sunshine Construction Limited, the owners of multiple properties across the City of Hamilton including 639 Rymal Road West, 117 Jackson Street East, 790 Rymal Road East, 1125 West 5th Avenue, 117, 213, and 230 Nashville Circle and 50 and 86 Webster Road, we are submitting the enclosed comments regarding Report PED22154(a), specifically the amendments to the Urban Hamilton Official Plan and Section 5 (Parking) of Zoning By-law 05-200 recommended for approval by Planning Committee on February 23, 2024.

I understand the City is dealing with a recent cyber security incident which has affected email services. I will follow-up with a phone call after submitting this email to ensure the Clerk's receipt of the email.

Please let me know if you have any questions.

Thank-you and best regards,

Ashley Paton (she/her)

Associate
B.U.R.PI, MCIP, RPP

Bousfields Inc.

**Celebrating 5
0 Years**

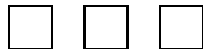
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Project Nos.: 20199, 20312, 20322, 20146, 21328

February 27, 2024

Via Email to clerk@hamilton.ca

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

**Re: Planning Committee Report 24-003 – February 23, 2024
Updates and Amendments to Zoning By-law No. 05-200 as Phase 2 of the
Residential Zones Project (Staff Report PED22154(a))**

We are the planning consultants for DiCenzo Construction Company Ltd., Orchards (Vienna Street) Holdings, and Sunshine Construction Limited (the “Owners”) the owners of multiple properties across the City of Hamilton including 639 Rymal Road West, 117 Jackson Street East, 790 Rymal Road East, 1125 West 5th Avenue, 117, 213, and 230 Nashville Circle and 50 and 86 Webster Road. We are writing on behalf of our client to provide comments regarding Report PED22154(a), specifically the amendments to Official Plan and Zoning By-law 05-200 which were recommended for approval by Planning Committee on February 23, 2024.

Our Comments

The wording for the proposed Official Plan Amendment should be revised in order to maintain the Neighbourhood Infill Design Guidelines as guidelines and not elevate them to a policy requirement. In this regard, we request that the proposed new policy B.2.4.2.2 k) be revised as follows:

- k) *for uses permitted in Volume 1 Policy E.3.4.3, the ability to meet the **general intent of the Neighbourhood Infill Design Guidelines.***

We are generally supportive of the adopted amendments to Section 5.0 of Zoning By-law 05-200, which include reductions in the overall residential parking requirements across the City. With that being said, we have concerns about the proposed minimum requirements for Electric Vehicle (EV) Parking Spaces. In this regard, we respectfully request:

that the approval of the Zoning By-law Amendment, specifically as it relates to the amendments in Section 5 (Parking) of By-law 05-200, be deferred to allow for additional consultation with City staff, landowners, and developers.

In the alternative, we would recommend that the definition of "Parking Space, Electric Vehicle" be revised as follows:

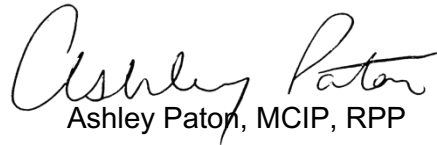
*"Shall mean a Parking Space equipped with electric vehicle charging equipment which provides, or which is capable of providing **at a future date** Level 2, or greater, electric vehicle charging **conduit rough-ins** in accordance with the SAE International J1772 standard, as amended."*

Please do not hesitate to contact the undersigned at dfalletta@bousfields.ca or apaton@bousfields.ca should you have any questions.

Sincerely,
Bousfields Inc.



David Falletta, MCIP, RPP



Ashley Paton, MCIP, RPP

cc. *Owners*
Alana Fulford, City of Hamilton, Residential Zones Project
Brian Hollingworth, City of Hamilton, Director, Transportation Planning and Parking