

Cc: Committee of adjustment <cofa@hamilton.ca>; Denis Tyler <tyrioindustries@gmail.com>
Subject: Re: 378 East 25th Comments - Request to Table

Hi Ryan,

If you would like it tabled for a date to be determine, we will add your email below requesting tabling and you don't need to attend the Hearing.

Thanks,

Jamila Sheffield

Secretary Treasurer
Committee of Adjustment
Planning and Economic Development
Planning, City of Hamilton

From: Ryan Ferrari <ryan.ferrari@ajclarke.com>
Sent: 04 September 2024 13:36
To: Sheffield, Jamila <Jamila.Sheffield@hamilton.ca>
Cc: Committee of adjustment <cofa@hamilton.ca>; Denis Tyler <tyrioindustries@gmail.com>
Subject: Re: 378 East 25th Comments - Request to Table

External Email: Use caution with links and attachments
Jamila,

We are going to request that this item be tabled so that we can have a discussion with staff about this. Kindly advise if we need to attend the hearing to confirm.

Regards,

Ryan Ferrari, MCIP, RPP, CPT
Senior Planner

A. J. Clarke and Associates Ltd.
25 Main Street West, Suite 300, Hamilton, ON L8P 1H1
ryan.ferrari@ajclarke.com | www.ajclarke.com
Phone: (905) 528-8761
Mobile: (416)788-2105

Proud of our Treasured Past - Building a Sustainable Future

From: Sheffield, Jamila <Jamila.Sheffield@hamilton.ca>
Sent: Wednesday, September 4, 2024 1:19 PM
To: Ryan Ferrari <ryan.ferrari@ajclarke.com>
Subject: Re: 378 East 25th Comments

put upward pressure on housing prices, pushing more Hamilton residents into homelessness and impact their mental health. Infill housing is more sustainable and residents are less likely to use climate intensive modes of transportation as often. Denying infill housing supply can put upward pressure on emissions impacting the climate. The adjustment requested here has a positive impact on multiple emergency declarations and no negative impacts on other emergency declarations.

[A-24:122 17 Percy Court, Hamilton](#) (Ward 6)

Staff should recommend this adjustment and note it as precedent in future decisions. The adjustment is minor in nature, exists in other situations in the city, and the pressing need for housing during a Canada housing crisis denotes a dire need for housing supply. The intention of the by-law was not to deny much needed housing. Staff should attempt to work with the applicant to get the electric car charging in place.

I would recommend staff review priorities of city council, namely reviewing decisions under the lens of a climate change emergency and the declaration of a homelessness, opioid addiction and mental health. Denying infill housing supply can put upward pressure on housing prices, pushing more Hamilton residents into homelessness and impact their mental health. Infill housing is more sustainable and residents are less likely to use climate intensive modes of transportation as often. Denying infill housing supply can put upward pressure on emissions impacting the climate. The adjustment requested here has a positive impact on multiple emergency declarations and no negative impacts on other emergency declarations.

[A-24:178 378 East 25th Street, Hamilton](#) (Ward 7)

Staff should recommend these adjustments as the request is minor in nature. The parking requirements should be waived as this area is well services by public transit and cycling connections. Furthermore the dire need for housing supply, especially family-sized units during a housing crisis in Canada and its largest cities like Hamilton, are of higher need than parking needs and minor lot width needs.

The proposal provides large family-sized units in an existing built up neighbourhood where these families otherwise

wouldn't be able to live. It provides existing amenities such as schools within walking distance and cycling distance and jobs within easy transit access. Ultimately this type of housing typology exists all of the city of Hamilton without substantial negative impacts on surrounding areas and so the intention of the by-laws are not to deny housing of this type. Infill is especially important to reduce expansion of the urban boundary. Building housing is a priority of the city, the province and the federal government.

There are also impacts to city tax revenue as the current vacant house will provide less property tax than infill housing which will ultimately cost less per unit to service. This change in use will positively impact Hamilton and its residents and its tax base more than any potential downsides. It should be approved as proposed.

I would recommend staff review priorities of city council, namely reviewing decisions under the lens of a climate change emergency and the declaration of a homelessness, opioid addiction and mental health. Denying infill housing supply can put upward pressure on housing prices, pushing more Hamilton residents into homelessness and impact their mental health. Infill housing is more sustainable and residents are less likely to use climate intensive modes of transportation as often. Denying infill housing supply can put upward pressure on emissions impacting the climate. The adjustment requested here has a positive impact on multiple emergency declarations and no negative impacts on other emergency declarations.

A-24:179 [1540 Upper Wentworth Street, Hamilton](#) (Ward 7)

Staff should recommend this adjustment as it is minor in nature. It ultimately represents 30cm (a school ruler) of increased height for a desirable purpose. The city of Hamilton

I would recommend staff review priorities of city council, namely reviewing decisions under the lens of a climate change emergency. The adjustment requested here has a positive impact on the climate change emergency and no negative impacts on any other emergency declarations.