

Virtual Public Meeting Summary and Comments



A. J. Clarke and Associates Ltd.
SURVEYORS • PLANNERS • ENGINEERS

Sent Via Mail

May 1, 2024

72-78 Stirton Street, City of Hamilton Public Consultation and Invitation

The purpose of this letter is to inform the public about a proposed redevelopment in your neighbourhood and provide notice of the virtual public meeting.

The owner of the subject lands intends to convert the existing vacant (former industrial) building to contain 39 residential dwelling units.

The subject lands are located along the eastern side of Stirton Street between Cannon Street East to the north and Wilson Street to the south. The site is adjacent to the Hydro One Facility to the north and abuts the Stirton Tot Lot pathway.



PUBLIC MEETING

DATE: May 13, 2024

TIME: 6:30 PM

LOCATION: VIRTUAL VIA
ZOOM

**A Public Open House will be held
virtually via Zoom, Monday May 13,
2024 at 6:30 PM.**

A Brief presentation will be made by the project developers and an opportunity to ask questions and provide comments will follow.

Please scan the QR Code, or use the link provided below to access the meeting room on Zoom.

<https://shorturl.at/DGR01>





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APPLICATIONS & DESCRIPTION

The proposed development will require the submission of a Zoning By-law Amendment to facilitate the conversion and adaptive reuse of the vacant industrial building located on the lands. This will allow the development to construct 39 rental dwelling units within the existing structure, while improving the building exterior.

As part of the public consultation process, this letter is being circulated to property owners within 120m of the subject lands. Any comments or questions can be directed to Ryan Ferrari, whose contact details are below. Additionally, the public is invited to attend a virtual public open house to learn more about the proposed development and to provide comments.

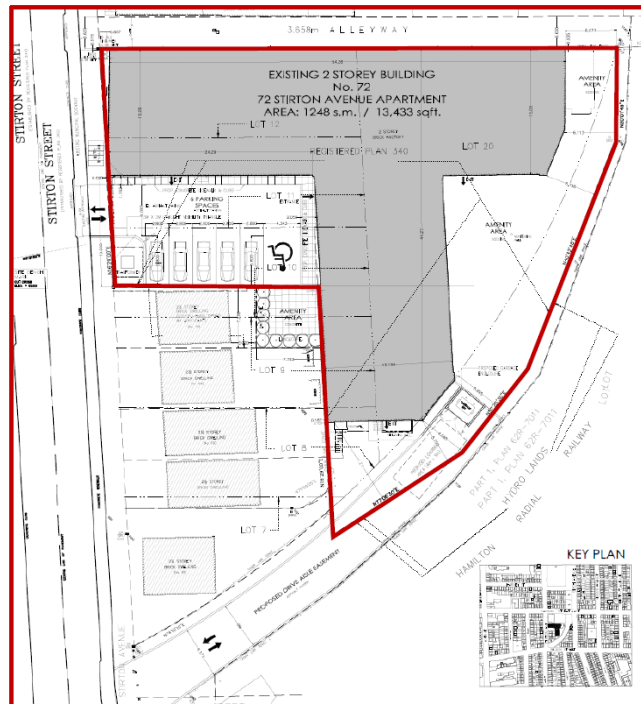
Any comments that are received from the public will be compiled and sent into the City of Hamilton.

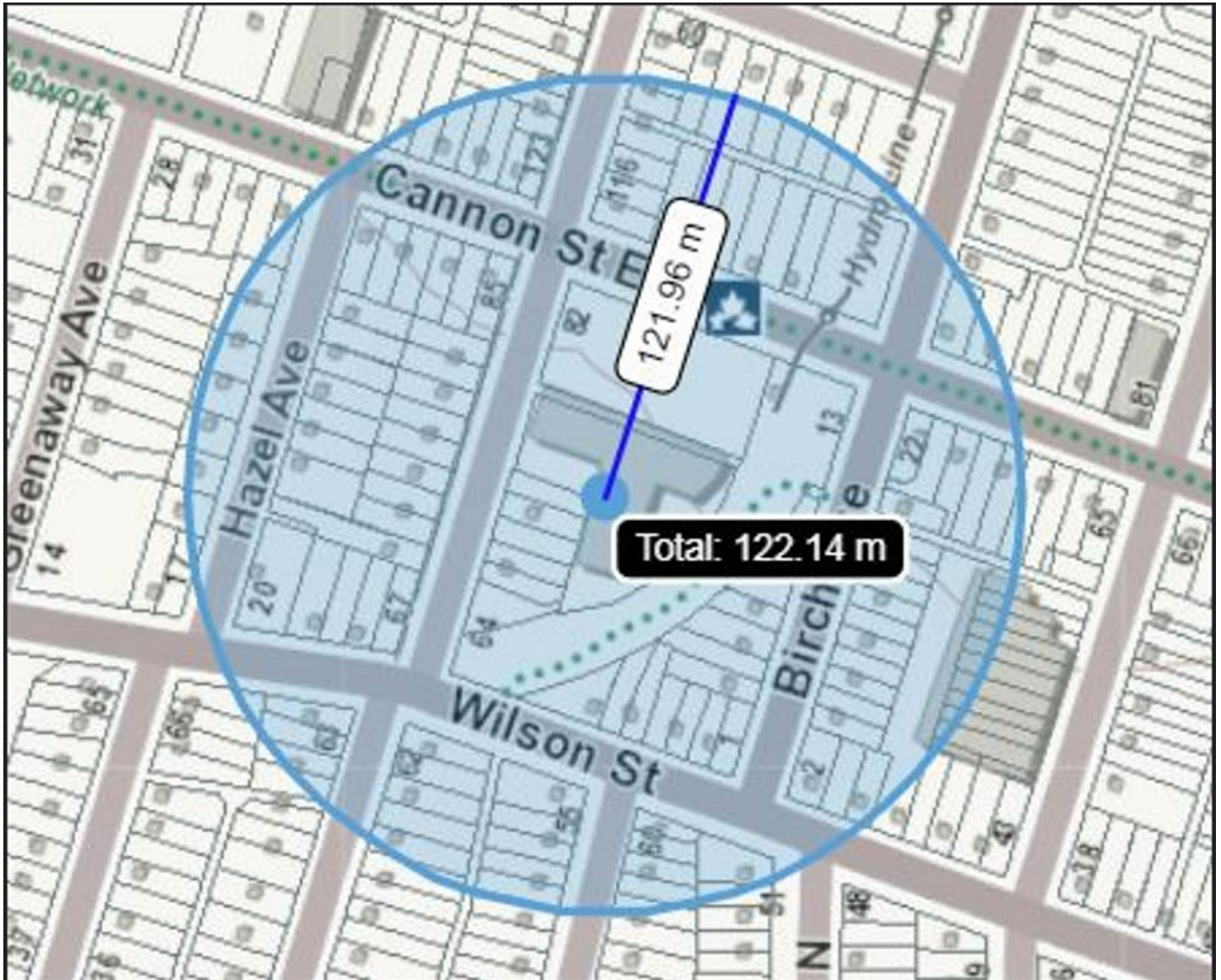
When the formal applications are submitted, another notice will be sent by the City of Hamilton to any property owner within 120m of the subject lands for comments and feedback. There will also be a Public Meeting held after the formal applications are submitted at which time there will be an additional opportunity for comments and feedback.

CONCLUSION

If you would like to provide comments or obtain more information regarding the above development proposal, please do not hesitate to contact Ryan Ferrari at the office of A.J. Clarke and Associates Ltd. Kindly provide any comments by **May 13, 2024.**

Ryan Ferrari, MCIP, RPP
Senior Planner
A. J. Clarke and Associates Ltd.
ryan.ferrari@ajclarke.com
(905) 528 8761





Barnett, Daniel

From: Ryan Ferrari
Sent: Tuesday, May 14, 2024 9:38 AM
To: Chloe Andre
Subject: FW: 72-78 Stirton Street

Follow Up Flag: Follow up
Flag Status: Flagged

FYI for filing.



Ryan Ferrari, MCIP, RPP, CPT
Senior Planner

A. J. Clarke and Associates Ltd.
Phone: (905) 528-8761
Mobile: (416)788-2105

We want to build an organization where everyone loves their job and their leaders care for them.

From: Barbara Sarmiento <bsarmien@gmail.com>
Sent: Monday, May 13, 2024 8:49 PM
To: Ryan Ferrari <ryan.ferrari@ajclarke.com>
Subject: 72-78 Stirton Street

Hi Ryan,

I was unable to join today's public meeting due to work commitments. I did have questions regarding the proposal as a resident on Stirton.

Impact to Stirton St Residents

1. On this street, there is barely enough parking for existing homeowners. Where will tenant and tenant guest parking be located?
2. What is the plan to protect the existing trees on the property? There are quite a few mature trees on the property, I would hope for environmental reasons those will be left untouched.
3. How long is construction supposed to take and how will it impact our roads accessibility? The space is already small, where are construction crew and equipment going to park?
4. How will construction impact our roads' accessibility? Stirton Street is already narrow, where would construction crew and equipment park?

Security Measures

1. Currently the property gate is unlocked and filled with dog owners using it as an off leash dog park (and also not cleaning up after themselves), teenagers loitering, or homeless folks stealing wood/concrete from the property. How will security of the site be handled?

Construction

1. Many of the houses on this street are incredibly old, how will you ensure your construction does not damage existing properties?
2. Should this project proceed, what is the expected hours of construction, as this will be disruptive to those of us working from home.
3. What is the plan to keep the area clean during construction? During summer months air quality is already incredibly poor in the area.

Thanks,
B. Sarmiento

Barnett, Daniel

From: Ryan Ferrari
Sent: Tuesday, May 14, 2024 9:37 AM
To: Chloe Andre
Subject: FW: 72 - 78 Stirton Street

Follow Up Flag: Follow up
Flag Status: Flagged

FYI



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Senior Planner

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We want to build an organization where everyone loves their job and their leaders care for them.

From: Kevin Blue <kblue1584@gmail.com>
Sent: Monday, May 13, 2024 7:59 PM
To: Ryan Ferrari <ryan.ferrari@ajclarke.com>
Subject: 72 - 78 Stirton Street

Hello my name is Kevin, I tried to get on the public meeting but when I tried to enter the code you provided it kept saying invalid code on zoom. When I got on with my phone I had no sound. I live on Hazel Ave the next street over and I have a major concern about the parking, On the drawing it doesn't look like there is very many parking spots available maybe around 6 spots. With 39 units in that building that's a potential for alot of vehicles. Parking is already hard to find around here with people from all surrounding streets parking on Hazel, so I'm sure this means there is no parking on their street as well. Do you have any plans for the parking situation. Thank you for your time.



Nrinder Nann, Ward 3, Hamilton City Council

May 9 at 5:22 PM · 🌐

A proposed redevelopment is being planned by A.J. Clarke & Associates Ltd. for the former Hydro One building beside the Stirton Tot Lot to convert the industrial building into housing.

A notice of a virtual public meeting has been circulated by mail locally by the proponent.

The virtual public open house will be held on Monday May 13th at 6:30pm. I encourage #OurWard3 residents to attend the meeting at <https://shorturl.at/DGR01>. Prior registration is not required.... See more



Nrinder Nann, Ward 3, Hamilton City Council'...



Bilby Keyabuck

Does "housing" mean city housing? Will there be provisions for low cost units?

4d



Your Cleaning Fairy

Will it be RGI, City Controlled building or yet another unaffordable to anyone on a low or Govt assessed income?

4d



Gloria Buchanan

Great! I'm planning to attend. One question I have is will there be a provision on sight for parking. It is EXTREMELY limited on Wilson, Stirton and area.

4d



Christine Fullarton

Gloria Buchanan , they will probably build a parking lot within the building

3d



Chris White

Great just what the city needs. Wonderful use of a vacant building. Hope it gets done quick.

4d



Nrinder Nann, Ward 3, Hamilton City Council'...



Will the city consider building or get another landlord to
anyone on a low or Govt assessed income?

4d



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Jen Salvo

If this is actually going to be affordable, that would be awesome. The Stinson Loft projects are now crazy expensive. Same with the Dundurn Lofts. While it could increase the appeal of the neighborhood, fingers crossed they're affordable

1d