

CONSULTATION – PUBLIC COMMENTS

Public Comment Summary	Staff Response
<p>Impacts related to an increase in traffic generated by the proposed development.</p>	<p>The submitted Trip Generation Letter, prepared by Paradigm Transportation Solutions Limited dated December 20, 2024, concludes that automotive trips generated by the proposed Private Club or Lodge will be significantly less than what was generated by the previous educational establishment, with the exception of the Saturday peak hour, where a slight increase is anticipated as the previous school did not operate on weekends. Transportation Planning staff reviewed the submitted Trip Generation Letter and concur with its findings and support the Zoning By-law Amendment application. Accordingly, no adverse impacts associated with traffic are anticipated.</p>
<p>Impacts related to the adequacy of the provision of on-site parking for the proposed development.</p>	<p>The applicant is not requesting any modifications to the required parking under the Zoning By-law and has submitted a Trip Generation Letter, prepared by Paradigm Transportation Solutions Limited dated December 20, 2024, demonstrating that the proposal is compatible from a traffic and on-site parking perspective. The applicant has also indicated that they have secured informal written agreements with the neighbouring property at 410 Crerar Drive, which provides 34 parking spaces, and with the Cornerstone church located at 353 Stone Church Road East, which provides 143 parking spaces. This will help further mitigate any parking spillover and impacts on the surrounding neighbourhood during peak parking demand events/hours. Accordingly, no adverse impacts associated with parking are anticipated.</p>
<p>Clarification on the proposed use and whether the lands can be used as a conference or convention centre and obtain a liquor license.</p>	<p>The proposed Private Club or Lodge is a defined term within Zoning By-law No. 05-200, which is a similar use to the previous Education Establishment. It is intended to be used as a space for the Sons and Daughters of Italy to operate and provide their programs. Please note that there is separate a definition in our by-law for “Conference or Convention Centre”, which is not proposed to be added. Planning Staff are unable to provide guidance on whether a liquor license would be granted if the owners were to apply in the future.</p>

February 7, 2025

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Hamilton, Ontario L9A 5K3

RE: 420 Crerar Drive, Hamilton – Rezoning from Community Institutional (12) Zone to Community Institutional (Zone 12,xxx) Zone

Concerns

Liquor License

- Does this new zoning allow for a liquor licence? Will a liquor license be given? This is a residential area and as such should not even be considered. What is a private club? Does this include bar, conference centre and/or banquet centre? Is this the ultimate goal? This would be very inappropriate for a residential area. There is also a plan approved for the west end of Crerar which allows for over 500 units to be built.

Parking

- There is already increased traffic evenings and weekends from rentals of gym and soccer fields. Parking lot cannot accommodate the increase number of cars and overflow to street occurs. At times the cars block the street and it can be impossible to back out of driveways. Presently it is a dead-end street and multiple cars end up having to turn around at the end. There is no signage and there can be traffic jams. Once the development at end of street happens the increased traffic will be dangerous. Only one additional exit will be added and this obviously is not enough.
- The school used to have events on the weekends as well but the students and parents were not allowed to park on the streets and usually respected this. They had parking at the church.

I would just like to express the request to accept my concerns. The letter from the city planning department was dated January 24, 2025. It was received February 5, 2025.

Thank you for considering my concerns

Nancy Wakefield ██████████

David Kurceba ██████████

Skidmore, Spencer

From: [REDACTED]
Sent: Tuesday, February 4, 2025 4:27 PM
To: Skidmore, Spencer
Subject: Zoning By-law Amendment

Follow Up Flag: Follow up
Flag Status: Completed

External Email: Use caution with links and attachments

To Spencer Skidmore,

My comments on the change to zoning.
Sons and Daughters of Italy Crerar need to address parking issues on neighborhood when they have a large event as they had last year.
They need to control parking on neighboring property. They took all available street parking and were parking in the grass of the teachers college.
I suggest they rent parking off the church that was affiliated with the property in the past . There is a walkway right to their front door.
Any questions feel free to contact me.

Regards,
John Rodgers

Sent from my iPhone