

5.0 Public Consultation

A Community Open House was held on December 18, 2024, with neighbours and representatives from Sons and Daughters of Italy Hamilton and Landwise. Meeting invitations were delivered to properties within 120m of the subject lands, consisting of 118 addresses on December 6, 2024. Approximately 15 people attended the meeting. The Open House consisted of display boards of the proposed readaptive use for the existing building and the landowners and Landwise staff were present to answer questions from attendees. Comment sheets and Landwise’s contact information were provided at the sign-in desk in order for attendees to submit feedback at a later date. Refer to **Appendix D** for the meeting invitation, sign-in sheet, copies of the display boards, and written correspondences from the public.

Table 1 summarizes the public feedback that was received at the community meeting and through written correspondence, and how the proposal addresses the feedback.

Table 1: Community Feedback and Response

CONCERN	RESPONSE
<p><u>Traffic and Parking</u></p> <ul style="list-style-type: none"> • Insufficient number of parking spaces. • Reduction of on-street parking spaces for other visitors. 	<ul style="list-style-type: none"> • Informal written parking agreements are in place with the Cornerstone Canadian Reformed Church (353 Stone Church Rd E) and Covenant Canadian Reformed Teachers College (410 Crerar Dr) for overflow parking for occasional events. • SDI will have a sign or people to redirect drivers at the Stone Church and Distin Dr intersection during events to the overflow lots if the on-site parking lot is full. • Long-term bicycle parking spaces proposed within the existing building will reduce automobile dependency.
<p><u>Events</u></p> <ul style="list-style-type: none"> • Loud groups after sports games disturbing neighbours. • Groups who do private rentals overcrowd on-street parking. • Neighbour expressed concern if a liquor license is obtained, it will allow for large events to take place, such as weddings. 	<ul style="list-style-type: none"> • Renters/users of spaces within the building will be asked to keep to the back of the building and that they cannot loiter after events. • The shared parking agreements with nearby properties will reduce on-street parking. • Spaces for rent inside the building will have clear rules to minimize disturbances to the surrounding low-density residential uses.

<p><u>Safety</u></p> <ul style="list-style-type: none">• Building has dim lighting on the east façade where people hang out at night.	<ul style="list-style-type: none">• SDI will improve lighting and have motion-activated lights to deter trespassers.
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Appendix D:

Public Consultation Strategy

Appendix “D”: Public Consultation Strategy
 420 Crerar Drive, Hamilton

	Explanation
<i>Target audience of the consultation</i>	<p>The target audience of the consultation includes residents and businesses within 120 metres of the Subject Lands. Ward Councillor and City of Hamilton Manager of Development Planning were notified and invited via e-mail.</p> <p>Refer to the attached list of addresses within the circulation area.</p>
<i>If done, record of consultation efforts made before the application was submitted.</i>	<p>In May 2024, Sons and Daughters of Italy (“SDI”) hosted an informal open house introducing their organization to the surrounding community.</p> <p>A Neighbourhood Open House was hosted by SDI and Landwise on Dec. 18, 2024. On Dec. 6, 2024, 118 invitations were hand delivered to addresses within 120 metres of the Subject Lands. Refer to the attached Open House invitation. Approximately 15 members of the public attended the Open House where representatives of SDI and Landwise were present to answer questions.</p>
<i>List the stakeholders and how they are impacted</i>	<p>Surrounding landowners/tenants of the subject lands. They will be impacted by the proposed activity and traffic.</p>
<i>Tools to be used to consult/engage the public</i>	<p>Open House invitations with an explanation of the proposed land use change and agent contact information were delivered to addresses within 120 metres of the Subject Lands. The mail-out included a link to SDI’s website with information for the proposed “Hamilton Italian Centre”, and agent’s e-mail and phone number for receiving comments. A Public Notice sign will be posted on the property once the application is deemed complete with City Planning staff.</p>
<i>Timing of consultation</i>	<p>For the Zoning By-law Amendment application, the Open House was held on Dec. 18, 2024, from 5pm to 7pm.</p>
<i>Method to receive and document comments</i>	<p>Comments were requested in the Open House invitation which provided the agent’s contact information.</p> <p>During the Open House, comment sheets were provided for those who wished to write their comments.</p>

	<p>All comments will be recorded and filed per our internal filing policies. Should additional public comments be received, they will be recorded and memo to provide an update to City Staff will be prepared and submitted to the City. All stakeholders are within 120 metres of the Subject Lands and will therefore be captured in the City’s public circulation of the Notice of Complete Application.</p>
<p><i>Proposed participants in consultation and their role(s).</i></p>	<p><u>Landowners/Applicants: Sons and Daughters of Italy Crerar Corporation</u></p> <ul style="list-style-type: none"> • Four (4) representatives were present at the Dec. 18, 2024, Neighbourhood Open House to answer questions and listen to members of the public’s concerns. <p><u>Agents: Landwise</u></p> <ul style="list-style-type: none"> • Implemented the public consultation strategy. • Coordinated and documented the public consultation process. • Prepared and mailed out the letter that describes the reasons for the applications. • Provided general information on the planning process and policy framework. • To update the City accordingly. <p><u>Other Consultants:</u></p> <p>Depending on the issues raised by Staff and through the initial City circulation of the Notice of Complete Application, other members of the project team may be included as subject-specific matters arise.</p>
<p><i>Requested City Resources</i></p>	<p>Not applicable.</p>
<p><i>Expected/Potential Issues</i></p>	<p>Most comments received thus far were from people who were interested in the programming proposed within the existing building and were positive about the proposed programming and amenities for seniors and people impacted by disabilities. A few comments received were concerned with generated traffic and building users.</p>

Attachment A:

LIST OF ADDRESSES WITHIN 120 METRES

Appendix “D”: Public Consultation Strategy
420 Crerar Drive, Hamilton

Number	Unit #	Street Name	Postal Code
22		Distin Drive	L9B 2N8
1		Shadow Court	L9B 2N8
2		Shadow Court	L9B 2N1
5		Shadow Court	L9B 2N1
6		Shadow Court	L9B 2N1
9		Shadow Court	L9B 2N1
10		Shadow Court	L9B 2N1
14		Shadow Court	L9B 2N5
15		Shadow Court	L9B 2N5
18		Shadow Court	L9B 2N5
19		Shadow Court	L9B 2N5
22		Shadow Court	L9B 2N5
23		Shadow Court	L9B 2N2
26		Shadow Court	L9B 2N2
30		Shadow Court	L9B 2N2
34		Shadow Court	L9B 2N2
2		Aquila Place	L9B 2N2
3		Aquila Place	L9B 2N2
7		Aquila Place	L9B 2N2
356		Crerar Drive	L9B 2N2
357		Crerar Drive	L9B 2N2
360		Crerar Drive	L9B 2N2
361		Crerar Drive	L9B 2N2
364		Crerar Drive	L9B 2N2
365		Crerar Drive	L9B 2M9
368		Crerar Drive	L9B 2M9
369		Crerar Drive	L9B 2M9
372		Crerar Drive	L9B 2N5
376		Crerar Drive	L9B 2N5
377		Crerar Drive	L9B 2N5
381		Crerar Drive	L9B 2N5
385		Crerar Drive	L9B 2N5
389		Crerar Drive	L9B 2N5
393		Crerar Drive	L9B 2N2
397		Crerar Drive	L9B 2N2
401		Crerar Drive	L9B 2N2
405		Crerar Drive	L9B 2N2
409		Crerar Drive	L9B 2N2
410		Crerar Drive	L9B 2N2
413		Crerar Drive	L9B 2N2

Appendix “D”: Public Consultation Strategy
420 Crerar Drive, Hamilton

Number	Unit #	Street Name	Postal Code
417		Crerar Drive	L9B 2N2
421		Crerar Drive	L9B 2N2
425		Crerar Drive	L9B 2N2
429		Crerar Drive	L9B 2N2
433		Crerar Drive	L9B 1X5
441		Crerar Drive	L9B 1X5
445		Crerar Drive	L9B 1X5
449		Crerar Drive	L9B 1X5
1		Elk Court	L9B 1X5
2		Elk Court	L9B 1X5
5		Elk Court	L9B 1X5
22		Latorre Court	L9B 1X5
26		Latorre Court	L9B 1X3
30		Latorre Court	L9B 1X3
337	#101	Stone Church Road East	L9B 1X3
337	#102	Stone Church Road East	L9B 1X3
337	#103	Stone Church Road East	L9B 1X3
337	#104	Stone Church Road East	L9B 1X3
337	#105	Stone Church Road East	L9B 1X3
337	#106	Stone Church Road East	L9B 1X3
337	#107	Stone Church Road East	L9B 1X4
337	#108	Stone Church Road East	L9B 1X4
337	#109	Stone Church Road East	L9B 1X4
337	#110	Stone Church Road East	L9B 1X5
337	#111	Stone Church Road East	L9B 1X5
337	#112	Stone Church Road East	L9B 1X4
337	#113	Stone Church Road East	L9B 1X4
337	#114	Stone Church Road East	L9B 1X4
337	#115	Stone Church Road East	L9B 2N3
337	#116	Stone Church Road East	L9B 0A8
337	#201	Stone Church Road East	L9B 0A8
337	#202	Stone Church Road East	L9B 0A8
337	#203	Stone Church Road East	L9B 0A8
337	#204	Stone Church Road East	L9B 0A8
337	#205	Stone Church Road East	L9B 0A8
337	#206	Stone Church Road East	L9B 0A8
337	#207	Stone Church Road East	L9B 0A8
337	#208	Stone Church Road East	L9B 0A8
337	#209	Stone Church Road East	L9B 0A8
337	#210	Stone Church Road East	L9B 0A8

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420 Crerar Drive, Hamilton

Number	Unit #	Street Name	Postal Code
337	#211	Stone Church Road East	L9B 0A8
337	#212	Stone Church Road East	L9B 0A8
337	#213	Stone Church Road East	L9B 0A8
337	#214	Stone Church Road East	L9B 0A8
337	#215	Stone Church Road East	L9B 0A8
337	#216	Stone Church Road East	L9B 0A8
337	#217	Stone Church Road East	L9B 0A8
337	#218	Stone Church Road East	L9B 0A8
337	#219	Stone Church Road East	L9B 0A9
337	#301	Stone Church Road East	L9B 0A9
311		Stone Church Road East	L9B 0A9
323		Stone Church Road East	L9B 0A9
327		Stone Church Road East	L9B 0A9
349		Stone Church Road East	L9B 0A9
353		Stone Church Road East	L9B 0A7
361		Stone Church Road East	L9B 0A7
367		Stone Church Road East	L9B 0A7
371		Stone Church Road East	L9B 0A7
375		Stone Church Road East	L9B 0A7
381		Stone Church Road East	L9B 0A7
385		Stone Church Road East	L9B 0A7
1		Timothy Place	L9B 0A7
2		Timothy Place	L9B 0A7
3		Timothy Place	L9B 0A7
6		Timothy Place	L9B 0A7
7		Timothy Place	L9B 2N3
10		Timothy Place	L9B 2M9
11		Timothy Place	L9B 2N3
14		Timothy Place	L9B 2N3
15		Timothy Place	L9B 2N3
18		Timothy Place	L9B 2N3
19		Timothy Place	L9B 2N3
22		Timothy Place	L9B 2N3
23		Timothy Place	L9B 2N3
26		Timothy Place	L9B 2M9
27		Timothy Place	L9B 2M9
30		Timothy Place	L9B 2M9
34		Timothy Place	L9B 2M9
22		Distin Drive	L9B 2M9
1		Shadow Court	L9B 2M9

Appendix “D”: Public Consultation Strategy
420 Crerar Drive, Hamilton

Number	Unit #	Street Name	Postal Code
2		Shadow Court	L9B 2M9
5		Shadow Court	L9B 2M9
6		Shadow Court	L9B 2M9
9		Shadow Court	L9B 2M9
10		Shadow Court	L9B 2M9
14		Shadow Court	L9B 2M9
15		Shadow Court	L9B 0A8
18		Shadow Court	L9B 0A8
19		Shadow Court	L9B 0A8
22		Shadow Court	L9B 0A8
23		Shadow Court	L9B 0A8
26		Shadow Court	L9B 0A8
30		Shadow Court	L9B 0A7
34		Shadow Court	L9B 0A7
2		Aquila Place	L9B 0A7
3		Aquila Place	L9B 0A7
7		Aquila Place	L9B 0A7
356		Crerar Drive	L9B 0A7
357		Crerar Drive	L9B 0A7
360		Crerar Drive	L9B 2V2
361		Crerar Drive	L9B 2V2
364		Crerar Drive	L9B 2V2
365		Crerar Drive	L9B 2V2
368		Crerar Drive	L9B 2V2
369		Crerar Drive	L9B 2V2
372		Crerar Drive	L9B 2V2
376		Crerar Drive	L9B 2V2
377		Crerar Drive	L9B 2V2
381		Crerar Drive	L9B 2V2
385		Crerar Drive	L9B 2V2
389		Crerar Drive	L9B 2M9
393		Crerar Drive	L9B 0A7
397		Crerar Drive	L9B 0A7
401		Crerar Drive	L9B 0A7
405		Crerar Drive	L9B 0A7
409		Crerar Drive	L9B 0A7
410		Crerar Drive	L9B 2V4
413		Crerar Drive	L9B 2V4
417		Crerar Drive	L9B 2V4
421		Crerar Drive	L9B 2V4

Appendix “D”: Public Consultation Strategy
420 Crerar Drive, Hamilton

Number	Unit #	Street Name	Postal Code
425		Crerar Drive	L9B 2N3
429		Crerar Drive	L9B 2N3
433		Crerar Drive	L9B 2N3
441		Crerar Drive	L9B 2N3
445		Crerar Drive	L9B 2N3
449		Crerar Drive	L9B 2N4
1		Elk Court	L9B 1X2
2		Elk Court	
3		Elk Court	
6		Latorre Court	
7		Latorre Court	
10		Latorre Court	
11		Stone Church Road East	
14		Stone Church Road East	
15		Stone Church Road East	
18		Stone Church Road East	
19		Stone Church Road East	
22		Stone Church Road East	
23		Stone Church Road East	
26		Stone Church Road East	
27		Stone Church Road East	
30		Stone Church Road East	
34		Stone Church Road East	

Attachment B:

RECORD OF NOTIFICATION TO WARD COUNCILLOR AND MANAGER OF DEVELOPMENT
PLANNING

From: Hy Nguyen <hy.nguyen@landwise.ca>

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Sent: Thursday, December 5, 2024 4:02 PM

To: Pauls, Esther

Cc: Milovanov, Zora Edward John

Subject: 420 Crerar Dr. Open House Invitation

External Email: Use caution with links and attachments

Hello Councillor Pauls,

We are pleased to invite to you the Sons and Daughters of Italy's Community Open House for 420 Crerar Drive, Hamilton.

Date: Thursday, December 18, 5-7pm

Location: 420 Crerar Drive, Hamilton, on the 2nd level

Please find the invitation attached with additional details. We thank you and your office for the support and coordination.

We hope to see you there!

Best regards,



Hy Nguyen (*She/Her*)
Planning Technician

LANDWISE
310 Limeridge Road West, Suite 6
Hamilton ON L9C 2V2
E: hy.nguyen@landwise.ca
P: 905.574.1993 Ext. 206



Please note our office will be closed as of 4:00pm on December 20th, 2024 and will be reopening bright and early January 2nd, 2025.

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From: Hy Nguyen [REDACTED]
Sent: Thursday, December 5, 2024 4:04 PM
To: Gajjar, Shaival <[REDACTED]> Skidmore, Spencer <[REDACTED]>
Cc: Edward John <[REDACTED]>
Subject: 420 Crerar Dr. Open House Invitation

External Email: Use caution with links and attachments

Hello Shaival and Spencer,

We are pleased to invite to you the Sons and Daughters of Italy's Community Open House for 420 Crerar Drive, Hamilton. As a reminder, the proposed Private Club to be located at 420 Crerar Dr. has completed Formal Consultation (file no. FC-24-062) in October, and we are looking to submit the Zoning By-law Amendment application before the holidays.

Date: Thursday, December 18, 5-7pm

Location: 420 Crerar Drive, Hamilton, on the 2nd level (Music Room)

Please find the invitation attached with additional details and feel free to share with any other relevant colleagues. We hope to see you there.

Best regards,

<image002.png> **Hy Nguyen** (*She/Her*)
Planning Technician

LANDWISE
310 Limeridge Road West, Suite 6
Hamilton ON L9C 2V2
E: hy.nguyen@landwise.ca
P: 905.574.1993 Ext. 206

<image003.png>

Please note our office will be closed as of 4:00pm on December 20th, 2024 and will be reopening bright and early January 2nd, 2025.

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Attachment C:

DECEMBER 18, 2024, PUBLIC CONSULTATION MATERIALS

On behalf of Sons & Daughters of Italy Hamilton, you are **INVITED** to a
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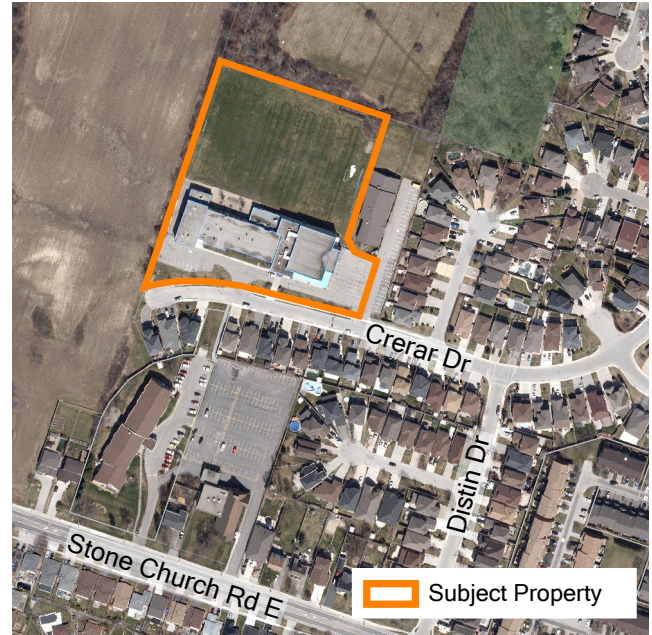
COMMUNITY OPEN HOUSE

WHEN: Wednesday December 18, 2024
5PM - 7PM

WHERE: Music Room, 2nd Floor
(accessible by elevator)
420 Crerar Drive
Hamilton, ON L9A 5K3

FORMAT: Drop-in with informational boards.

SUBJECT PROPERTY: 420 Crerar Drive (Hamilton Italian Centre)
Hamilton, ON L9A 5K3



PROPOSED CHANGE: The Sons and Daughters of Italy Hamilton (SDI) are proposing to re-adapt the current building on 420 Crerar Drive into a community hub, the Hamilton Italian Centre. This will help centralize operations and provide a range of community services and amenities for SDI members. To facilitate full programming capabilities, a Zoning By-law Amendment is required to introduce a 'Private Club' use on the property. There is no new development proposed, except for minor exterior building upgrades and internal building changes.

The purpose of this Open House is to provide an opportunity for you to learn more about the proposed change in use. Sons and Daughters of Italy Hamilton and their consultants will be available for you to ask questions and share your comments in advance of the Zoning By-Law Amendment application being filed with the City of Hamilton. The City will hold the required Statutory Public Meeting at a later date and notice will be provided.



For more information about the project, you can visit
www.sonsofitalyhamilton.org/communitycentre

If you have questions in advance of the meeting or would like to submit comments, please contact Edward John by email: connect@landwise.ca or by phone: 905.574.1993 ext. 202

Welcome

to your NEIGHBOURHOOD

OPEN HOUSE

for 420 Crerar Drive

December 18, 2024, 5:00PM - 7:00PM

Please sign in and take a comment sheet.

We want to hear from you!

- Fill out a comment sheet
- Chat with our team tonight
- Email connect@landwise.ca





Who is Sons and Daughters of Italy?

- Community organization focused on promoting Italian heritage and values
- Mission includes service, charity, and community involvement
- Contributes to charities, provides affordable housing through its Housing Corporation, and operates Villa Italia Retirement Residence

Proposed Zoning By-law Amendment

The proposed **Zoning By-law Amendment** will permit a “Private Club” on 420 Crerar Drive to implement the *Hamilton Italian Centre*.


What is a Zoning By-law?


A Zoning By-law is how municipalities, such as the City of Hamilton, regulates land use. It specifies permitted property uses and outlines technical building requirements, such as minimum lot area, building setbacks, and height.


Why is this application required?


The zoning for 420 Crerar Dr is currently “Community Institutional (I2) Zone”, which does not allow the “Private Club” use. A request will be submitted to add the “Private Club or Lodge” to this property as an exception to facilitate the *Hamilton Italian Centre*.

Proposed Development

 Building footprint, site layout and landscaping to remain unchanged

 Internal building layout changes proposed - no new additions proposed

 Upgrades to doors and windows

 Long-term bicycle parking spaces proposed internal to the building to promote active transportation

The Hamilton Italian Centre will:

- 1 Allow Sons and Daughters of Italy Hamilton to centralize operations
- 2 Be a cultural centre and community hub
- 3 Offer programming and amenities
- 4 Repurpose and revitalize an existing building

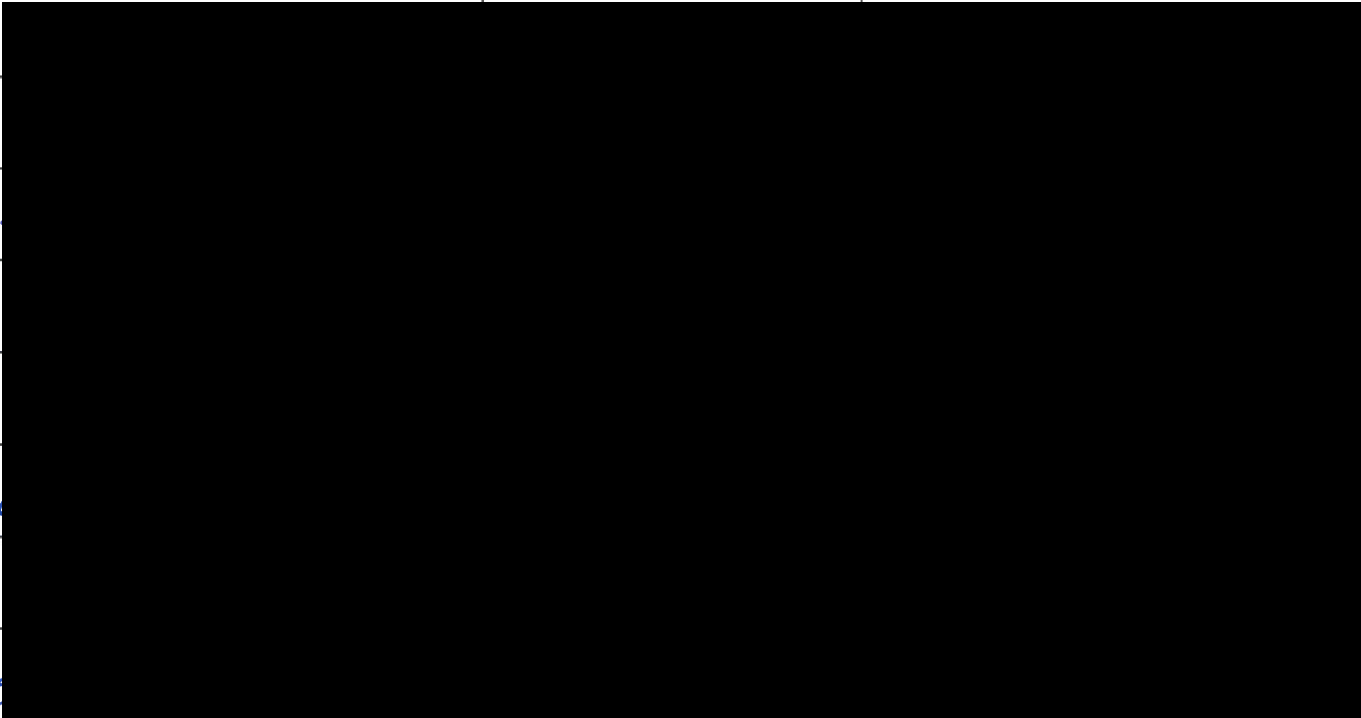
What Programming and Amenities will be offered?

- Daycare with YWCA
- Seniors programming with Villa Italia
- Day programs for young adults with disabilities
- Support for individuals and families impacted by Down Syndrome
- Cultural programming, such as cooking, choir, language lessons

December 18, 2024

PLEASE SIGN IN

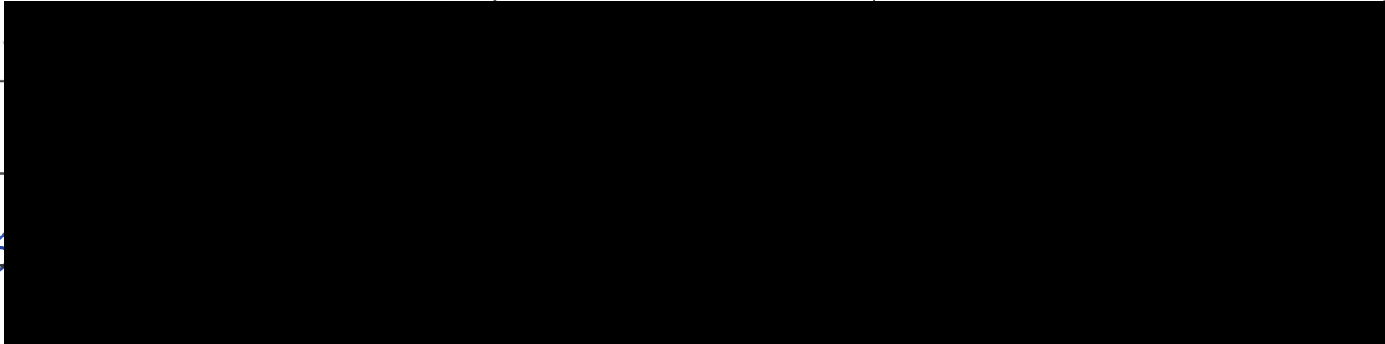
Community Open House | 420 Crerar Drive

NAME	EMAIL	PHONE NUMBER	ADDRESS
Kathleen deGraaf			
Beverley Jones			
PAUL GASPARIN			
John Savoia			
DAVID KURCEBA			
CARLO SILVESTRI			
A. Jones			
DAVID CASTELLANA			

December 18, 2024

PLEASE SIGN IN

Community Open House | 420 Crerar Drive

NAME	EMAIL	PHONE NUMBER	ADDRESS
B. Apperloo			
Garritt Apperloo			
Spencer Skidmore			
Joe Stanziani			



COMMENT SHEET

We would appreciate your comments and/or questions. Please feel free to leave this sheet with us this evening, email your comments to us at connect@landwise.ca, call us at 905-574-1993 ext. 202, or return by mail to:

Landwise
 Attention: Edward John
 310 Limeridge Road West, Suite 6
 Hamilton, ON L9C 2V2

Name: _____

Address: _____

Concerns

① Residential area - should not have liquor license
 - future plans may include stages, wedding - totally against this

② Traffic - Constant all day - day programs though not an issue
 - private rentals have been a problem - cannot get out of our driveway - no room for visitors

what will happen once residential plan for end of crerar is built
 450 - 700 units & only 1 exit is being added.

- soccer tournaments increase the traffic & parking

③ Noise from traffic - can be a problem

Traffic is main issue & people will
not let us out of driveway
when it is busy.

&
possibility of liquor license
in the future.