

Historical Background

Application Details	
Owner:	Indwell Community Homes (c/o Graham Cubitt).
Applicant:	Landwise (c/o Katelyn Gillis).
File Number:	ZAC-25-010.
Type of Applications:	Zoning By-law Amendment.
Proposal:	<p>The purpose of the Zoning By-law Amendment application is for a change in zoning from the Neighbourhood Institutional (I1) Zone to a site specific Mixed Use Medium Density (C5) Zone.</p> <p>The effect of the application is to permit the adaptive reuse of a portion of the existing place of worship (Wentworth Baptist Church) including a four storey addition containing 50 dwelling units for affordable housing. The development application proposes 14 parking spaces, including three barrier-free spaces, and access is provided from Huntley Street.</p>
Property Details	
Municipal Address:	120 Wentworth Street North, Hamilton.
Lot Area:	0.21 ha.
Servicing:	Existing municipal services.
Existing Use:	Place of worship.
Proposed Use:	Multiple dwelling.
Documents	
Provincial Planning Statement:	The proposal is consistent with the Provincial Planning Statement (2024).
Official Plan Existing:	"Neighbourhoods" on Schedule E – Urban Structure and E-1 – Urban Land Use Designations.
Zoning Existing:	Neighbourhood Institutional (I1) Zone.
Zoning Proposed:	Mixed Use Medium Density (C5, 933, H196) Zone.
Modifications Proposed:	<p>The following modifications have been requested by the applicant:</p> <ul style="list-style-type: none"> • To reduce the minimum building setback from a street line from 3.0 metres to 2.7 metres except 1.0 metre to the hypotenuse of a daylight triangle for a building with residential units on the ground floor; • To reduce the minimum rear yard setback from 7.5 metres to 2.5 metres; • To reduce the minimum interior side yard setback from 7.5

<p>Modifications Proposed: (continued)</p>	<p>metres abutting a Residential or Institutional Zone or lot containing a residential use to 1.2 metres;</p> <ul style="list-style-type: none"> • To provide for a minimum of one principal entrance to be accessible from a building façade with direct access from the public sidewalk; and, • To eliminate the minimum 1.5 metre planting strip requirement and provide a minimum 0.3 metre wide Landscaped Area, where a property lot line abuts a property lot line within a Residential Zone or an Institutional Zone. <p>The following modifications have been requested by staff:</p> <ul style="list-style-type: none"> • That notwithstanding the permitted uses of Section 10.5.1, only the following uses shall be permitted within the building existing on the date of passing of this By-law and any additions thereto: <p style="margin-left: 40px;">Artist Studio Catering Service Commercial Recreation Craftsperson Shop Day Nursery Dwelling Unit(s) Emergency Shelter Lodging House Medical Clinic Multiple Dwelling Office Personal Service (NOT FINAL & BINDING: By-law No. 24-137, July 12, 2024) Performing Arts Theatre Place of Assembly Place of Worship Repair Service Residential Care Facility Restaurant Retail Retirement Home Social Services Establishment Urban Farmers Market Veterinary Service</p> <p>The applicant supports the proposed modification to limit the commercial uses permitted on the subject lands.</p>
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Processing Details	
Received:	January 24, 2025.
Deemed Complete:	February 6, 2025.
Notice of Complete Application:	Sent to 158 property owners within 120 metres of the subject property on February 14, 2025.
Public Notice Sign:	Posted February 20, 2025.
Notice of Public Meeting:	Sent to 158 property owners within 120 metres of the subject property on February 14, 2025.
Staff and Agency Comments:	Staff and agency comments have been summarized in Appendix F attached to Report PED25106.
Public Consultation:	<p>A Community Meeting was held on August 28, 2024, and 250 residences within 120 metres received a mailout detailing the proposal, including a site plan and an invitation for feedback. The Ward Councillor was notified by email and a Newspaper advertisement was placed in the local paper (GALA Herald). According to the Public Consultation Summary, 39 individuals attended the open house. Public feedback raised concerns about height, traffic, parking, cultural heritage preservation, housing type and tenancy.</p> <p>The response to the Public Consultation that occurred prior to the submission of the application is included as Appendix H attached to Report PED25106.</p>
Public Comments:	<p>Three comments from the public were received at the time of this report being written. The residents were concerned about the number of units proposed, lack of green space, whether adequate parking was provided, and potential disruption caused by construction activities during site works. One resident was in favour of the development, supporting the rezoning and site specific provisions, emphasizing the role of this application in providing affordable housing and preserving community space.</p> <p>The public comments are summarized in Appendix I attached to Report PED25106.</p>
Processing Time:	61 days.