



Hamilton

March 5, 2021

Office of the City Clerk
71 Main Street West, Hamilton ON L8P 4Y5
Phone: 905-546-2424 Fax: 905-546-2095
www.hamilton.ca

Files: UHOPA-19-004
ZAC-19-009

**NOTICE OF PUBLIC MEETING
OF THE PLANNING COMMITTEE**

DATE: March 23, 2021
TIME: 9:30 a.m.

Due to the COVID-19 and the Closure of City Hall all electronic meetings can be viewed at:

City's Website: www.hamilton.ca/MeetingAgendas

City's YouTube Channel: www.youtube.com/InsideCityofHamilton

Owner: Gateway Development Group Inc.

Applicant/Agent: Urban Solutions Planning & Land Development Consultants Inc.
(c/o Matt Johnston)

Subject Property: 804-816 King Street West (as shown on the attached location map)

Purpose and Effect of Application:

Urban Hamilton Official Plan Amendment (File No. UHOPA-19-004)

The purpose and effect of this proposed **Urban Hamilton Official Plan Amendment** is to establish a Site Specific Policy within the Ainslie Wood Westdale Secondary Plan to permit the development of a six storey mixed use commercial / residential building with a residential density of 176 units per gross hectare

The proposed Official Plan Amendment, and information and material related to it, will be available in the staff report for public inspection.

Zoning By-law Amendment (File No. ZAC-19-009)

The purpose and effect of this proposed **Zoning By-law Amendment** is to modify the Mixed Use Medium Density (C5, 570) Zone to the Mixed Use Medium Density (C5, 732) Zone to permit a six storey (19.5 metre) mixed use commercial / residential development

Re: Applications by Urban Solutions Planning & Land Development Consultants Inc. (c/o Matt Johnston) for Urban Hamilton Official Plan Amendment and Zoning By-law Amendment for Lands Located at 804-816 King Street West, Hamilton (Ward 1)

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with 319.52 square metres of commercial space at grade, 30 residential dwelling units and 20 vehicle parking spaces.

The proposed By-law to amend the Zoning By-law, and information and material related to it, will be available in the staff report for public inspection.

Public Input:

The Planning Committee will consider this application at a virtual Public Meeting at the above noted date and time. You may submit written comments to the Legislative Coordinator, Planning Committee; City of Hamilton, 71 Main Street West, 1st Floor, Hamilton, Ontario, L8P 4Y5 or by email clerk@hamilton.ca. Comments must be received by noon Monday, March 22, 2021. Any written comments received after the deadline will be included on the **Wednesday, March 31, 2021** Council agenda.

You may also submit a pre-recorded video with your comments. Please see the attached information sheet for instructions.

Oral submissions may also be given by pre-registering with the Clerk's office. Please see the attached information sheet on how to pre-register.

Please note that the owner of any land that contains seven or more residential units must post the notice in a location that is visible to all residents.

If you wish to be notified of the decision of the City of Hamilton on the proposed Official Plan Amendment, you must make a written request to the Legislative Coordinator, Planning Committee, 71 Main Street West, 1st Floor, Hamilton, Ontario, L8P 4Y5 or by email clerk@hamilton.ca.

If you wish to be notified of the decision of the City of Hamilton on the proposed zoning by-law amendment, you must make a written request to the Legislative Coordinator, Planning Committee, 71 Main Street West, 1st Floor, Hamilton, Ontario, L8P 4Y5 or by email clerk@hamilton.ca.

Appeals:

In accordance with the provisions of the *Planning Act*,

Official Plan Amendment Application

- i. If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Hamilton before the proposed Official Plan amendment is adopted, the person or public body is not entitled to appeal the decision of Council, City of Hamilton to the Local Planning Appeal Tribunal (LPAT).

Re: Applications by Urban Solutions Planning & Land Development Consultants Inc. (c/o Matt Johnston) for Urban Hamilton Official Plan Amendment and Zoning By-law Amendment for Lands Located at 804-816 King Street West, Hamilton (Ward 1)

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- ii. If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Hamilton before the proposed Official Plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal (LPAT) unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

Zoning By-Law Amendment Application

- i. If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Hamilton before the proposed by-law is passed, the person or public body is not entitled to appeal the decision of Council, City of Hamilton to the Local Planning Appeal Tribunal (LPAT).
- ii. If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Hamilton before the proposed by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal (LPAT) unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

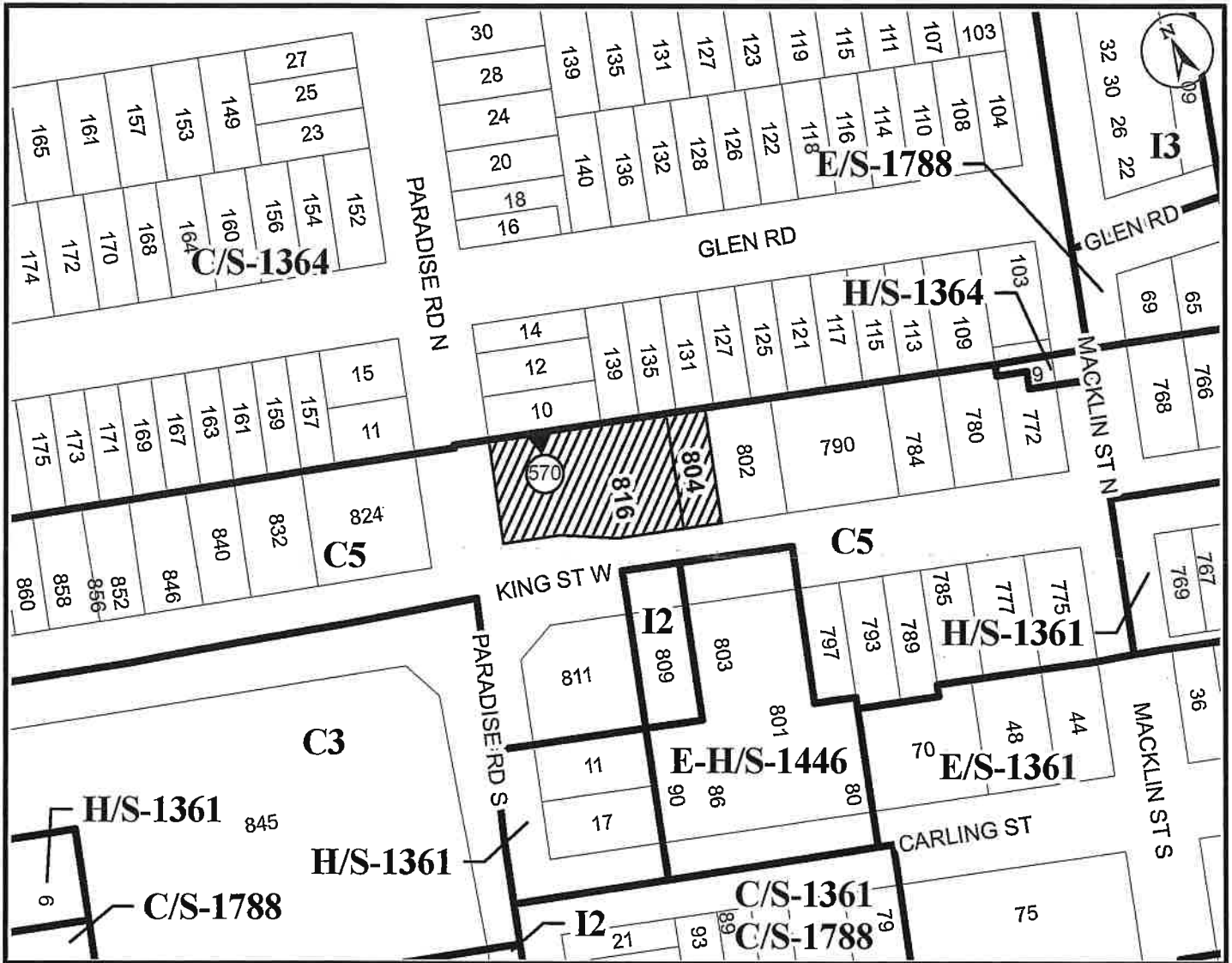
Collection of Information

Information respecting this application is being collected under the authority of the *Planning Act*, R.S.O. 1990, c.P.13. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address and contact information of persons submitting comments and/or opinions, will become part of the public record and will be made available to the Applicant and the general public **and will appear on the City's website unless you expressly request within your communication that City remove your personal information.**

Additional Information:

The staff report will be available to the public on or after March 17, 2021 and may be obtained from the City's website www.hamilton.ca/MeetingAgendas or by contacting Mark Kehler at 905.546.2424 ext. 4148 or by e-mail at Mark.Kehler@hamilton.ca.

Legislative Coordinator
Planning Committee



● Site Location



Key Map - Ward 1

Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
ZAC-19-009

Date:
May 27, 2020

Appendix "A"

Scale:
N.T.S

Planner/Technician:
MK/KAL

Subject Property

804 - 816 King Street West



Change in zoning from the
Mixed Use - Medium Density (C5, 570) Zone to
the Mixed Use - Medium Density
(C5, 732) Zone



Hamilton

City of Hamilton Public Participation Guide for Virtual Meetings during COVID-19

The City of Hamilton is now conducting Standing Committees, Hamilton Municipal Heritage Committee, Heritage Permit Review Sub-Committee and Cross-Melville Heritage Conservation District Advisory Committee, and Committee of Adjustment meetings virtually via the Webex platform. Members of the public are also able to view meetings online.

Please visit <https://www.hamilton.ca/council-committee/council-committee-meetings/meetings-and-agendas> to access the livestream for **Standing Committees, Committee of Adjustment** and **Hamilton Municipal Heritage Committee**.

Please visit the City's website to access the livestream for **Heritage Permit Review Sub-Committee** and **Cross-Melville Heritage Conservation District Advisory Committee**.

MEMBERS OF THE PUBLIC ARE ADVISED TO CHECK THE CITY'S WEBSITE FREQUENTLY FOR UP TO DATE INFORMATION ON MEETING SCHEDULING AS MEETING DATES AND TIMES MAY CHANGE.

1. STANDING COMMITTEES

Written Submissions

Members of the public who would like to participate in a statutory public meeting or a Standing Committee meeting are able to provide comments in writing via mail or email in advance of the meeting. Comments can be submitted by emailing clerk@hamilton.ca or by mailing the Legislative Coordinator of the respective Standing Committee, City of Hamilton, 71 Main Street West, 1st Floor, Hamilton, Ontario, L8P 4Y5. Comments must be received by noon the day before the meeting. Any written comments received after the deadline will be included on the next Council agenda.

Comments can also be placed in the drop box which is located at the back of the 1st Floor of City Hall, 71 Main Street West. All comments received by noon two business days before the meeting will be included in the agenda.

Pre-Recorded Submissions

Members of the public can participate in a statutory public meeting or a Standing Committee meeting by submitting a pre-recorded video by noon two business days before the meeting. The video must be no longer than 5 minutes in length and will be reviewed before the meeting to ensure it adheres to the City's procedures and protocols in presenting to Council. The video can be submitted by emailing clerk@hamilton.ca or dropping off a USB at the City Hall drop box located at the back of the 1st Floor of City Hall, 71 Main Street West, to the attention of the Legislative Coordinator of the respective Standing Committee. Any videos that do not adhere to the City's procedures and protocols will not be presented at the meeting.

Oral Submissions During the Virtual Meeting

Members of the public are also able to provide oral comments, no longer than 5 minutes in length, regarding statutory public meeting or Standing Committee items by participating through Webex via computer or phone. Participation in this format requires pre-registration in advance. Interested members of the public **must register** by noon two business days before the meeting.

To register to participate by Webex either via computer or phone, members of the public must submit a Request to Speak form which can be found at <https://www.hamilton.ca/council-committee/council-committee-meetings/request-speak-committee-council>. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting. The link must not be shared with others as it is unique to the registrant.

All members of the public who register to participate by Webex will be contacted by City Staff to confirm details of the registration prior to the meeting and provide an overview of the public participation process.

We hope this is of assistance and if you need clarification or have any questions on how to participate in a statutory public meeting, please email clerk@hamilton.ca or by phone at 905-546-2424 extension 4408.

2. HAMILTON MUNICIPAL HERITAGE COMMITTEE

Written Submissions

Members of the public who would like to participate in a Hamilton Municipal Heritage Committee meeting are able to provide comments in writing via mail or email in advance of the meeting. Comments can be submitted by emailing clerk@hamilton.ca or by mailing the Legislative Coordinator, Standing Committee, City of Hamilton, 71 Main Street West, 1st Floor, Hamilton, Ontario, L8P 4Y5. Comments must be received by noon the day before the meeting.

Comments can also be placed in the drop box which is located at the back of the 1st Floor of City Hall, 71 Main Street West. All comments received by noon two business days before the meeting will be included in the agenda.

Pre-Recorded Submissions

Property owners can participate in a Hamilton Municipal Heritage Committee meeting by submitting a pre-recorded video by noon two business days before the meeting. The video must be no longer than 5 minutes in length and will be reviewed before the meeting to ensure it adheres to the City's procedures and protocols in presenting to Council. The video can be submitted by emailing clerk@hamilton.ca or dropping off a USB at the City Hall drop box located at the back of the 1st Floor of City Hall, 71 Main Street West, to the attention of the Legislative Coordinator, Hamilton Municipal Heritage Committee. Any videos that do not adhere to the City's procedures and protocols will not be presented at the meeting.

Oral Submissions During the Virtual Meeting

Property owners for items on the meeting agenda are also able to provide oral comments regarding Hamilton Municipal Heritage Committee items by participating through Webex via computer or phone. Participation in this format requires pre-registration in advance. Interested members of the public **must register** by noon two business days before the meeting.

To register to participate by Webex either via computer or phone, members of the public must submit a Request to Speak form which can be found at <https://www.hamilton.ca/council-committee/council-committee-meetings/request-speak-committee-council>. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting. The link must not be shared with others as it is unique to the registrant.

Property owners who register to participate by Webex will be contacted by City Staff to confirm details of the registration prior to the meeting and provide an overview of the public participation process.

We hope this is of assistance and if you need clarification or have any questions on how to participate in a statutory public meeting, please email clerk@hamilton.ca or by phone at 905-546-2424 extension 2604.

COMMITTEE OF ADJUSTMENT

Written Submissions

Members of the public who would like to participate in a Committee of Adjustment meeting are able to provide comments in writing or via email in advance of the meeting. Comments can be submitted by emailing cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5. Comments must be received by noon two days before the Hearing.

Comments can also be placed in the drop box which is located at the back of the 1st Floor of City Hall, 71 Main Street West. All comments received by noon two business days before the meeting will be forwarded to the Committee members.

Oral Submissions During the Virtual Meeting

Members of the public are also able to provide oral comments regarding Committee of Adjustment Hearing items by participating through Webex via computer or phone. Participation in this format requires pre-registration in advance. Interested members of the public **must register** by noon the day before the hearing.

To register to participate by Webex either via computer or phone, please contact Committee of Adjustment staff by email cofa@hamilton.ca or by phone at 905-546-2424 ext. 4221. The following information is required to register: Committee of Adjustment file number that you wish to speak to, name and address of the person wishing to speak. A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting. The link must not be shared with others as it is unique to the registrant.

All members of the public who register will be contacted by Committee Staff to confirm details of the registration prior to the Hearing and provide an overview of the public participation process.

We hope this is of assistance and if you need clarification or have any questions, please email cofa@hamilton.ca or by phone at 905-546-2424 ext. 4221.

****Please note: Webex (video) participation requires either a compatible computer or smartphone and an application (app/program) must be downloaded by the interested party in order to participate. It is the interested party's responsibility to ensure that their device is compatible and operating correctly prior to the Hearing.**