



# Hamilton

Planning and Economic Development Department  
Economic Development Division  
Municipal Land Development Office

## Cover Letter

70 Hope Avenue

August 5, 2025  
Via Email Only

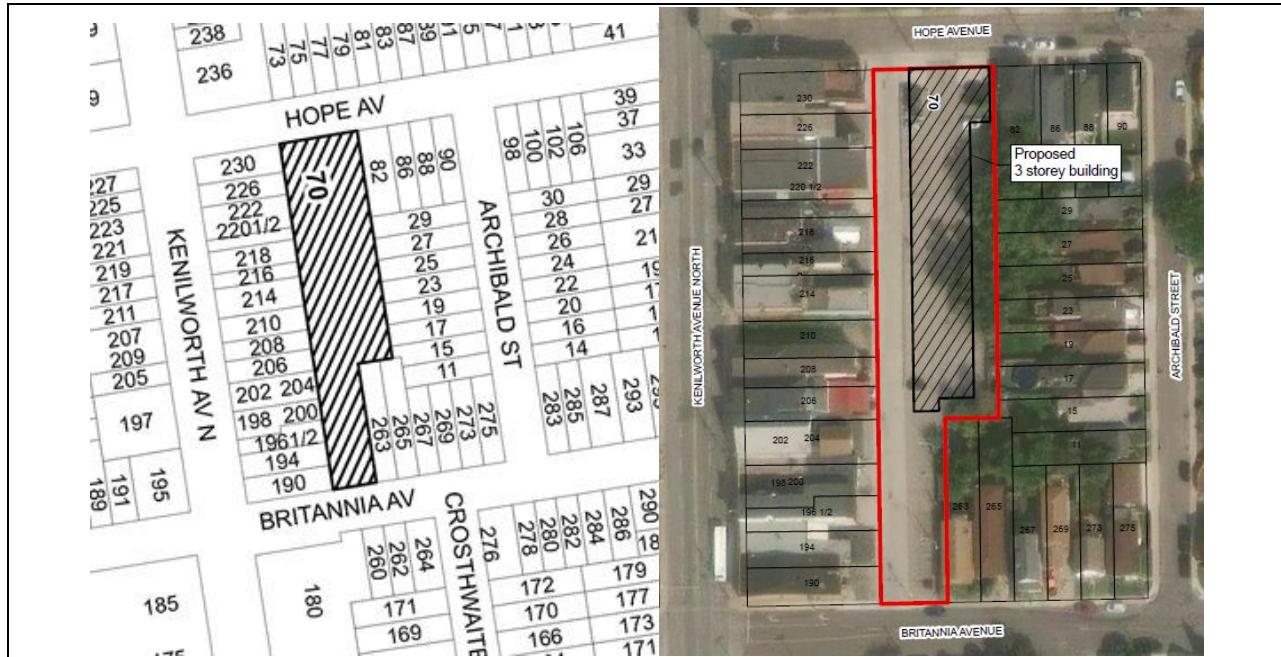
Steve Robichaud, Director and Chief Planner  
City of Hamilton  
71 Main Street West,  
Hamilton, ON, L8P 4YP

Dear Mr. Robichaud:

RE: Affordable Housing Development  
Zoning By-law Amendment Application – 70 Hope Avenue, Hamilton (Ward 4)

The Municipal Land Development Office (MLDO) is representing the City of Hamilton on the submission of materials to support a City-Initiated Zoning By-law Amendment application to facilitate an affordable housing development on lands municipally known as 70 Hope Avenue (“subject lands”). Once the land has been rezoned to a zone that permits residential uses, the Corporate Real Estate Office will facilitate the eventual transfer of the lands either through a sale or lease to a non-profit housing provider to develop up to 54 one bedroom units within a three storey multiple dwelling (apartment or townhouse form).

The City owns 70 Hope Avenue and an adjacent alleyway (identified in the below graphics with hatching and red outline). The alleyway that runs behind the commercial properties fronting onto Kenilworth Avenue North will remain.



### **Public Consultation**

A Drop-in Open House occurred on March 26, 2025. Residents within 240 metres of the site received public notices by mail approximately 3 weeks before the meeting. Approximately 100 residents attended the Open House to learn more about the proposal and provide their feedback which has been consolidated into a Pre-application Neighbourhood Meeting Feedback Report prepared by Cumming + Company.

### **Submission**

Along with this Cover Letter, please find enclosed:

- Completed Formal Consultation Document
- Summary Response to Formal Consultation comments
- Survey of the subject lands and Reference Plan of the laneway prepared by AJ Clarke
- Easement instrument and By-law reflecting the site limitations and laneway
- Architectural drawings package prepared by Invisig Architects and dated June 11, 2025
- A second concept plan prepared by City of Hamilton's Urban Design staff;
- Zoning Compliance Review dated July 29, 2025
- Tree Protection Plan and supporting letter prepared by Davey Tree
- Tree Protection Plan review fee will be paid through Journal Transfer, not by cheque
- Phase 1 Environmental Site Assessment prepared by G2S Consulting Inc. and dated October 2024
- Phase 2 Environmental Site Assessment prepared by G2S Consulting Inc. and dated December 2024
- Noise Generation Letter prepared by dBA Acoustical Consultants Inc. and dated April 2025
- Trip Generation Letter prepared by AECOM and dated April 8, 2025
- Pre-application Neighbourhood Meeting Feedback Report prepared by Cumming + Company
- Sun Shadow Study prepared by Invisig Architects
- Functional Servicing Report prepared by MTE and dated August 1, 2025
- Civil Drawings prepared by MTE and dated June 17 and 19, 2025

Should you require any additional information, please do not hesitate to contact Jennifer Roth, Senior Development Consultant – Municipal Land via email at [jennifer.roth@hamilton.ca](mailto:jennifer.roth@hamilton.ca) or by phone at 289-439-6012.

Respectfully,



Jennifer Roth  
Senior Development Consultant – Municipal Land Development  
Municipal Land Development Office,  
Economic Development Division  
Planning and Economic Development Department

Cc. Councillor Tammy Hwang, Ward 4 Office  
Justin Lewis, Director, Housing Secretariat, City of Hamilton  
Norm Schleehahn, Director, Economic Development, City of Hamilton

Summary Response to Formal Consultation Comments

Commenting Group	Comment Summary	Response
Forestry	<p>No municipal tree assets on site so no Tree Management Plan required.</p> <p>Landscape Plan required.</p> <p>Municipal tree fee is \$726.40 plus HST.</p>	<p>Landscape Plan and applicable municipal tree fee will be provided at Site Plan.</p>
Development Planning	<p>Outlined applicable policy and generally support the redevelopment in accordance with the Mixed Use – Medium Density designation.</p> <p>Additional information is needed to confirm it conforms to residential intensification and urban design policies.</p> <p>Reduce parking supply to be more in line with the Zoning By-law requirements of Parking Rate Area 1, being approximately 4 spaces.</p> <p>Consideration to explore shifting the building further west to increase the easterly side yard setback.</p> <p>Explore how the laneway is secured and if there are options to decrease the width.</p> <p>Confirm ownership of laneway adjacent to 206 Kenilworth Ave North.</p> <p>Clarify development proposal for the southerly portion of the site.</p> <p>An Environmental Site Assessment and Record of Condition will be required.</p>	<p>Noted.</p> <p>The parking supply may be decreased once the City transfers the property to an affordable housing development partner. MLDO heard from the surrounding neighbours that there are concerns about not providing sufficient parking on site, so providing more than the zoning requirement helps address public concern.</p> <p>Due to the laneway being opened by by-law and that it will be remaining, the building is as far west as it can be. Exploration of adding a sidewalk within the laneway may result in ability to shift the building further west. MLDO is discussing with Roadway Maintenance staff. It is anticipated that an encroachment agreement and maintenance agreement would be needed to facilitate the construction of a sidewalk in the laneway.</p> <p>At this time, the southerly portion of the site will continue to be used for parking.</p> <p>Included with the submission is By-law No. 9764 which shows that the City owns the entirety of the laneway and that it was opened by by-law. It would appear there is a mapping error showing that 206 Kenilworth Ave N owns any portion of the laneway. Also included is the reference plan and survey completed by AJ Clark demonstrating the laneway is being severed off by</p>

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		<p>reference plan.</p> <p>A Phase 1 and 2 Environmental Site Assessment (ESA) have been completed and are submitted with this application. A Supplemental Phase 2 ESA is being completed concurrently with the submission of this application and will be available at time of site plan control submission.</p>
Legislative Approvals	<p>If the tenure is a Condominium, a PIN Abstract will be required with a Draft Plan of Condo application.</p> <p>Municipal addresses will be determined after conditional Site Plan Approval is granted.</p>	<p>Noted.</p> <p>Noted.</p>
Transportation Planning	<p>Trip Generation Letter required.</p> <p>Transportation Demand Management measures required.</p> <p>No right of way widening dedication needed.</p>	<p>Trip Generation Letter prepared by AECOM and dated April 8, 2025 is submitted.</p> <p>TDM measures are incorporated and can be further secured at site plan stage.</p> <p>Noted.</p>
Chronic Disease Prevention, Public Health	<p>Recommend conforming to Zoning standards for parking rates. They recommend the number of accessible spaces exceed the minimum required.</p> <p>Long term and short term bike parking should be included.</p> <p>Encourages following all parts of the City's Green Building Guidelines.</p> <p>Office Hoteling for service providers.</p> <p>The location is good for development because it is within 1km of two grocery stores. It is recommended to install raised box community gardens.</p>	<p>Noted. Higher parking rates are demonstrated on the site plan to respond to public comments heard at the Neighbourhood meeting.</p> <p>Noted – included.</p> <p>Noted – site plan application will provide more details.</p> <p>Noted – site plan application will provide more details.</p> <p>Noted – site plan application will provide more details for this. Garden beds may be prohibited depending on findings from Supplemental Phase 2 ESA.</p>

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Fire Services	Roadway access must be in accordance with Fire Code.	Noted.
HSR	There are 3 HSR routes in proximity to the site and will have a 4 <sup>th</sup> route realigned to service the area as part of the Re-Envision HSR project.	Noted.
Cultural Heritage	The subject property contains 2 of 10 criteria to identify archaeological potential. A caution should be added to all future site plans.	Noted and will be included at site plan application stage.
Public Works	No comments	Noted
Natural Heritage	An Environmental Impact Statement and Linkage Assessment are not required.	Noted.
	Tree resources on adjacent properties are identified. A Tree Protection Plan and a letter from an arborist is required. Tree Protection Review fee is required.	Tree Protection Plan and supporting letter prepared by Davey Tree demonstrating that existing trees won't be impacted and that there is sufficient space for tree plantings on the property. Tree Protection Review fee will be provided via Journal Transfer.
	A Landscape Plan is required at Site Plan.	A Landscape Plan will be submitted at Site Plan application stage.
Commercial Districts and Small Business, Economic Development	No comments.	Noted.
Corporate Real Estate Office	No comments.	Noted.
Waste Management	No objections to the proposed Zoning By-law Amendment application. Requirements for front-end bin containers, recycling carts and organics cart have been provided. Waste loading area requirements must be shown on the site plan. Conflicts with pedestrian and vehicle traffic should be minimized.	Noted. Additional information will be provided at site plan control stage.

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	Continuous forward movement of waste vehicles must be shown in the site design. Detailed truck movement plan is needed at site plan. Notations for Site Plan were provided.	
Zoning	Zoning Compliance Review required.	Noted and is submitted with this application.
Urban Design	<p>Landscape Plan, Site Plan, Floor Plans and Elevations required.</p> <p>Additional consideration of the parking layout is recommended to improve pedestrian safety and site functionality. Accessible parking spaces must have safe pathways to the building.</p> <p>Provided some design commentary around unit placement and interface with the laneway and surrounding single detached homes.</p>	<p>Site Plan and Floorplans included in the submission.</p> <p>Through conversations with Urban Design staff it was noted that Landscape Plan and Elevations would be provided at the Site Plan stage since the City will be partnering with a non-profit housing provider.</p> <p>Parking area has been revised to reflect the comments.</p> <p>Noted. Improved site design has been provided in the form of 2 different designs being the multiple dwelling apartment form and a townhouse option.</p>
Development Engineering	Functional Servicing Report is needed.	Through conversation with Development Engineering, it was determined that both concepts (multiple dwelling apartment and townhouses) can be included in the Functional Servicing Report prepared by MTE and dated August 1, 2025 which is submitted with this application.