



Date: April 21, 2016

Report to: Board of Directors
CityHousing Hamilton Corporation

Submitted by: Tom Hunter
Chief Executive
Officer/Secretary

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Subject: **Anticipated Cost and Review Timelines –Rezoning
(Report #16014)**

RECOMMENDATION:

That the following report be received for information purposes.

A handwritten signature in blue ink that reads "Tom Hunter".

Tom Hunter
Chief Executive Officer/Secretary

EXECUTIVE SUMMARY:

In response to the Motion made at CityHousing Hamilton – Portfolio Management Committee on February 22, 2016, Staff has provided the following report illustrating the cost, process and timeliness associated with the redevelopment of 500 MacNab Street North and Jamesville assets.

The report anticipates the development would consist of additional density such that the development would be required to be evaluated and approved through submission of a rezoning and official plan amendment application.

BACKGROUND:

500 MacNab Street North and Jamesville are City owned assets, operated through CityHousing Hamilton Corporation. They are both located within Setting Sail Secondary Plan and are key considerations in the redevelopment of the West Harbour with respect to housing options.

500 MacNab Street North

The 1 acre site is located at the intersection of MacNab Street North and Burlington Street West and currently accommodates a 17 storey residential building, accommodating 146 units. The existing zoning is “E” (Multiple Dwelling) District and is designated “High Density Residential” in the Setting Sail Secondary Plan.

In the “High Density Residential” Designation apartment buildings and apartment buildings combined with street townhouses are permitted. It is however noted that as per Policy A.6.3.3.1.15, in the event of comprehensive redevelopment, new buildings shall be more compatible with surrounding lower-density housing than existing buildings, in terms of their built form.

Jamesville

The 5.4 acre site comprises the city block of James Street North, MacNab Street North, Ferrie Street and Strachan Street East and currently accommodates 90 units in the form of row and multiple dwellings. The existing zoning is “DE-S/65” (Low Density Multiple Dwelling) District and is designated “Medium Density Residential 1” in the Setting Sail Secondary Plan.

The “Medium Density Residential 1” designation would permit multiple dwellings with a height of up to 5 storeys and a density of development in the range of 60 – 150 units per gross hectare.

DISCUSSION:

The following information is intended to highlight the statutory *Planning Act* requirements that would be necessary to modify the existing zoning and official plan designation. This report does not provide any opinion on the merit of these applications.

Formal Consultation

Subject to By-law 08-297 the first requirement would be for the proposed development to be subject to formal consultation. The process is required in order to determine the type of supporting documents/studies and associated review fees that would be necessary to evaluate the proposal.

Process: Formal Consultation
Cost: \$1,065.00
Timelines: 6-8 weeks from submission
Public Process: No

Once the process is complete and the applicant is in possession of the Formal Consultation Document, the applicant would be required to retain the necessary professionals to complete the required studies. The time in which this would take varies depending on the scale and nature of the required studies. Based on staff's understanding of the area, it is presumed that this would be approximately 6-8 months.

Similar to timing, the cost of the studies would vary but it is anticipated that the complete set of studies and retaining of professional services would range from \$50,000 to \$100,000.

Once all the necessary documents/studies are completed the applicant would be eligible to apply for formal rezoning and official plan amendments.

Official Plan Amendment / Rezoning

Subject to sections 17 and 34 of the Ontario *Planning Act*, applications for rezoning and official plan amendment would be submitted for review to the City of Hamilton. Although separate, the two applications would run concurrently and be evaluated collectively. The timelines proposed below are based on averages of similar applications within the wider area and represent the time from submission to Council adopted recommendation.

Process: Official Plan Amendment / Rezoning
Cost: \$29,658.75
Timelines: 6-8 months
Public Process: yes (sign erected on site describing application and residents within 120m of the subject lands mailed notice of the application)

The Council adopted recommendation is subject to appeal to the Ontario Municipal Board. If the proposals were appealed, the average length of time taken to review the matter with the OMB and have a decision rendered is between 6-12 months. Cost of this process has not been considered within this report.

It is noted that additional time to review the development would be required through the site plan process and issuance of final building permit would be required prior to development taking place.

CONCLUSION:

As indicated within this report, it is anticipated that the process in which to amend the zoning and official plan designation of either of these properties would be approximately 14 – 18 months and the required cost of both the applications and the studies/professional services required to evaluate the proposal would be approximately \$80,000-\$130,000.

OPERATIONAL PLAN:

This report implements:

Goal 2. Maintain and Improve Building Conditions - *Ensure that the CityHousing Hamilton portfolio is managed effectively and sensitively and is in a good state of repair to meet the affordable housing requirements of Hamilton residents now and in the future.*

Goal 3. Create Healthy, Secure Communities - *Ensure that Hamilton residents have access to affordable housing opportunities and support initiatives that will enhance quality-of-life, increase client empowerment and decrease dependency.*

Goal 4. Reinvest in communities and increase affordable housing - *Expand the supply of affordable housing in Hamilton through new development, redevelopment and partnerships with the private sector and community housing stakeholders that will lever additional funding and resources.*

TH/ej