

1540 UPPER WENTWORTH STREET REGENERATION

April 6, 2021 Neighbourhood Open House FAQ

PROPOSED DEVELOPMENT

Q: How many units are being demolished and how many units are proposed?

A: 1540 Upper Wentworth St has eighty-five (85) existing townhouses. There are fifteen (15) existing townhouse units that are proposed to be removed to accommodate the new multi-unit building that will provide one hundred and twenty-six (126) units. The remaining seventy (70) existing townhouses are to be retained.

Q: What will the rent be for the new units?

A: This is a mixed income community. Rents will range from subsidized Rent Geared to Income (RGI) to 120% of the Average Market Rent (AMR) for the area. 15% of the units will be RGI, 20% will be affordable at 79% of AMR and the remaining 65% of the units will be between 100% AMR and 120% AMR. These rents are still considered affordable as they are well below the available market rents in the City.

Q: Since Kiwanis mainly serves families, why are one bedroom units being proposed rather than just two and three bedroom units?

A: The regeneration proposes a mix of units appropriate for a number of lifestyles including seniors and families. The proposed multi-unit building includes 43 one bedroom units, 74 two bedroom units and 9 three bedroom units. Hamilton East Kiwanis Non-Profit Homes Inc. is looking to expand their portfolio to include more senior units to promote aging-in-place and keeping seniors in their communities.

Q: Considering the dire shortage of affordable housing in our City, why not build more units than what you are proposing?

A: The regeneration of 1540 Upper Wentworth Street is only one of Hamilton East Kiwanis Non-Profit Homes existing communities which are planned for regeneration. Hamilton East Kiwanis Non-Profit Homes has a number of current and future affordable housing developments within the City of Hamilton. Residential intensification needs to have regard to supplying an appropriate amount of amenity space and on-site parking while maintaining neighbourhood compatibility.

Q: Where can we get copies of the studies completed?

A: All plans and reports will be available under the "Resources" tab of the micro website. Copies of the studies can also be made available by request to the assigned City of Hamilton Planner. Their contact information will be on the City's "Notice of Complete Application" mailed to landowners within 120 metres of 1540 Upper Wentworth St.

IMPACT ON EXISTING SITE

Q: What will happen to the residents living in the townhouses that will be removed?

A: Hamilton East Kiwanis Non-Profit Homes will be relocating current residents living in units scheduled for demolition to a comparable unit which meets their needs. Wherever possible this will be in the same complex or neighbourhood. Moving costs will be paid by Kiwanis Homes. Residents will not lose their tenancy or subsidy.

Q: What will the "Regeneration" mean for the existing townhouses on site that are to remain, in terms of maintenance and upkeep?

A: In conjunction with the creation of new units, Hamilton East Kiwanis Non-Profit Homes is in the process of developing an updated maintenance plan for all of the existing units. Information sessions will be held for the residents as the plan is more defined.

Q: How will you deal with rats when the townhouses are demolished?

A: A Pest Control Plan is required to be approved and implemented prior to the start of demolition and construction.

Q: If this application is approved, should we expect another 8-storey building to replace other townhouses in the complex?

A: That is not the intention of Hamilton East Kiwanis Non-Profit Homes.

HEIGHT/BUILDING SIZE

Q: How will concerns surrounding the proposed building height, building footprint, overlook, loss of privacy and compatibility be addressed?

A: 1540 Upper Wentworth St is on the periphery of the neighbourhood with frontage onto Upper Wentworth St and Emperor Ave. The proposed 8-storey building height will have less impact than what is anticipated due to the width of the public roads. To soften the scale of the proposed building and to ensure appropriate transition in height, the design includes building stepbacks, yard setbacks, landscaping, and building articulation. Privacy will be protected as majority of the units do not face existing residential rear yards and no outdoor balconies are proposed. Reports such as a Planning Justification Report, Urban Design Brief (including Sun Shadow Study and Angular Plane Analysis), Tree Management Plan, Functional Servicing and Stormwater Management Report, Geotechnical and Hydrogeological Report, Noise Impact Study, and Transportation Impact Study and Parking Analysis have been completed to ensure the requested Zoning By-law Amendment is feasible and appropriate. These reports will be available under the "Resources" tab once the full application has been submitted to the City.

LOCATION

Q: When there are so many vacant lots in the City of Hamilton, why was this location chosen when it requires the existing units be demolished?

A: 1540 Upper Wentworth Street is already owned and operated by Hamilton East Kiwanis Non-Profit Homes. The proposed midrise multiple dwelling conforms to the Urban Hamilton Official Plan locational criteria for a high density residential use. Additionally, the Provincial Policy Statement encourages the efficient use of urban lands that are currently serviced through intensifying lands for a mix of land uses including affordable housing and housing for seniors. Hamilton East Kiwanis Non-Profit Homes seeks to continue to provide quality affordable housing throughout the City of Hamilton and incorporate principles of aging in place so that residents can remain in their communities.

PARKING/TRAFFIC

Q: How will Upper Wentworth Street and Emperor Avenue handle the additional traffic? How will you ensure pedestrian safety?

A: The Urban Hamilton Official Plan identifies Upper Wentworth Street as a Minor Arterial and Emperor Avenue as a Collector. Minor arterials and collectors are intended to support higher volumes of traffic than local roads. A Transportation Impact Study (Salvini Consulting, May 2021) was prepared and will be accessible under the "Resources" tab on the microsite following the submission of the Zoning By-law Amendment Application. The Transportation Impact Study confirms that site traffic can be accommodated at the study area intersections and does not recommend changes to the area road network as a result of the proposal.

Q: There is already a strain on street parking in the area. How will 64 parking spaces be sufficient for 126 units?

A: A Parking Study (Salvini Consulting, May 2021) was prepared and will be accessible under the "Resources" tab on the microsite following the submission of the Zoning By-law Amendment Application. The redevelopment proposes a total of 64 parking spaces, including 3 barrier free spaces. Parking will be provided at a ratio of 0.3 spaces per unit smaller than 50m² and 0.6 spaces per unit larger than 50m², inclusive of visitor parking. It is proposed that 10% of the proposed parking be allocated to visitor parking, for a total of 6 spaces. The analysis confirms that the proposed number of parking spaces is appropriate to meet the demands of the development.

SCHOOLS

Q: How will the existing schools be able to support the increased density?

A: The application will be circulated to the HWDSB and HWCDSB as part of the Zoning By-law Amendment application process.

TIMING

Q: What is the anticipated timeline for the project?

A: Once a complete application is received by the City, the typical Zoning By-law Amendment timeline is 12-18 months. If the rezoning is successful, a Site Plan Control application is required which can take another 8-12 months to complete. Site Plan Control is required to confirm the details of the site development. Construction is anticipated to take 16-18 months to complete once Site Plan Control is final approved and Building Permits have been issued.

PUBLIC INPUT

Q: Has the neighbourhood been consulted on the proposed development?

A: Residents within 120 metres of 1540 Upper Wentworth Street were invited to a virtual Open House, hosted by Hamilton East Kiwanis Non-Profit Homes Inc. April 6, 2021. The purpose of the meeting was to share preliminary development proposal information prior to a formal Zoning By-law Amendment application submission. Public consultation will continue throughout the rezoning process and the micro website will be updated as needed.

PROPERTY VALUES

Q: How will this development impact property values in the neighbourhood?

A: There is a concern that the property values in the neighbourhood directly adjacent to the property will decline. We do not have any empirical evidence to suggest that the proposed development would result in either an increase or devaluation of nearby property values.

CRIME

Q: What is the expected impact of the proposed development on neighbourhood crime rates. How will the proposal address concern of increased crime as a result of the increased residential density?

A: There is a misconception that residential density increases neighbourhood crime. However, studies have shown that there is no relationship between density and crime rates. The proposed redevelopment implements Crime Prevention Through Environmental Design with eyes on the street and overhead surveillance of open spaces including the parking area and public streets.