THE PLANNING COMMITTEE PRESENTS REPORT 12-001 AND RESPECTFULLY RECOMMENDS:

1. Amendments to the Licensing By-law 07-170 Respecting Salvage and Second Hand Goods, Pawnbroker and Jewellery and Precious Metals Businesses (PED10063(f)) (City Wide) (Item 5.2)

   (a) That Schedule 6 (Antique and Flea Markets), Schedule 11 (Pawnbrokers), Schedule 14 (Precious Metal and Jewellery Dealers) and Schedule 22 (Salvage and Second Hand Goods) of the Licensing By-law 07-170 be deleted and replaced with a consolidated new Schedule 22, attached as Appendix “A” to Report PED10063(f);

   (b) That licence holders under the proposed new Schedule 22 of the Licensing By-law 07-170 (Salvage and Second Hand Goods, Pawnbroker,
and Jewellery and Precious Metals Businesses) be required to report information on purchases electronically in a format approved by the Issuer of Licences;

(c) That the amending By-law attached to Report PED10063(f), which has been prepared in a form satisfactory to the City Solicitor, be approved.

2. 2012 Animal Control User Fees (PED12012) (City Wide) (Item 5.3)

That the 2012 Animal Control User Fees, attached hereto as Appendix “A”, be approved and added to the City’s User Fee and Charges By-law.

3. Application for a Change in Zoning for the Lands Located at 22 Lochside Drive (Stoney Creek) (PED12003) (Ward 11) (Item 6.2)

That approval be given to Zoning Application ZAR-11-049, by James and Betty Watson, Owners, for a change in zoning from the Rural Residential Estate “RRE” Zone to the Single Residential “R1-18” Zone, with a Special Exception (Block “2”), and Rural Residential Estate “RRE-4” Zone, with a Special Exception (Block “1”), in the City of Stoney Creek Zoning By-law No. 3692-92, to permit the development of a single detached dwelling on the southerly portion of the subject lands (Block “2”), and to recognize By-law deficiencies for the existing single detached dwelling (Block “1”), for the lands located at 22 Lochside Drive (Stoney Creek), as shown on Appendix “A” to Report PED12003, on the following basis:

(a) That the draft By-law, attached as Appendix “B” to Report PED12003, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;

(b) That the proposed changes in zoning are consistent with the Provincial Policy Statement (PPS), and conform with Places to Grow, the Hamilton-Wentworth Official Plan, and the City of Stoney Creek Official Plan.

4. Application for an Amendment to the Town of Flamborough Zoning By-law No. 90-145-Z for the Lands Located at 1214 Highway 8 (Flamborough) (PED12006) (Ward 14) (Item 6.3)

That approval be given to Zoning Application ZAR-11-061, by Stanley and Janina Krupski, Owners, for a change in zoning from the Agricultural “A” Zone to the Agricultural “A-89” Zone, with a Special Exception, in order to prohibit the construction of any residential dwelling(s), for the lands located at 1214 Highway 8 (Flamborough), as shown on Appendix “A” to Report PED12006, on the following basis:

(a) That the draft By-law, attached as Appendix “A” to Report PED12006, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;
(b) That the amending By-law be added to Schedule “A-17” of Zoning By-law No. 90-145-Z;

(c) That the proposed change in zoning conforms to the Hamilton-Wentworth Official Plan, and the Town of Flamborough Official Plan.

5. Application to Amend Township of Glanbrook Zoning By-law No. 464 for Lands Located at 3316 and 3332 Regional Road 56 (Glanbrook) (PED12007) (Ward 11) (Item 6.4)

That approval be given to Zoning Application ZAR-11-038, by Dave Pitblado, Agent for Paletta International (2000 Inc.), Owner, for changes in zoning from the General Agriculture “A1-237” Zone to the General Agriculture “A1-236” Zone, with a Special Exception (Block “2”), and from the General Agriculture “A1-236” Zone to the General Agriculture “A1-237” Zone, with a Special Exception (Block “3”), in the Township of Glanbrook Zoning By-law No. 464, to facilitate lot additions to permit the construction of a new dwelling on the reconfigured lot at 3332 Regional Road 56, and to prohibit a dwelling on the remnant farm property at 3316 Regional Road 56 (Glanbrook), as shown on Appendix “A” to Report PED12007, on the following basis:

(a) That the draft By-law, attached as Appendix “B” to Report PED12007, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;

(b) That the proposed changes in zoning implement the decision of the Ontario Municipal Board (OMB), are consistent with the Provincial Policy Statement (PPS), and conform with the Greenbelt Plan, the Hamilton-Wentworth Official Plan, and the Township of Glanbrook Official Plan.

6. Application for an Amendment to Hamilton Zoning By-law No. 6593 for Lands Known as 121 Augusta Street (Hamilton) (PED12002) (Ward 2) (Item 6.5)

That the Application for an Amendment to Hamilton Zoning By-law No. 6593 for Lands Known as 121 Augusta Street be deferred, to the April 11th Council meeting to allow Staff to report to the General Issues Committee regarding the investigation and collaboration for an alternative location that meets the needs of Lynwood Charlton Centre, the City of Hamilton, and most importantly the young women that will be supported by this facility.

7. Correspondence respecting, Report PED12002, Application for an Amendment to Hamilton Zoning By-law No. 6593 for Lands Known as 121 Augusta Street (Hamilton)
That the following correspondence respecting, Report PED12002, Application for an Amendment to Hamilton Zoning By-law No. 6593 for Lands Known as 121 Augusta Street (Hamilton), be received.

i. The Children’s Aid Society, attached hereto as Appendix “B”;

ii. Hamilton-Wentworth Catholic District School Board, attached hereto as Appendix “C”;

iii. Catholic Children’s Aid Society of Hamilton, attached hereto as Appendix “D”;

iv. Fothergill Planning and Development Inc., attached hereto as Appendix “E”;

v. Lynwood Hall Child and Family Centre, attached hereto as Appendix “F”;

vi. Dean and Georgia Corkins, attached hereto as Appendix “G”.


That the Building Condition Assessment Report from Evans Consulting and Management Services & Vanderwesten, Rutherford Mantecon Inc., Consulting Engineers respecting, Report PED12002, Application for an Amendment to Hamilton Zoning By-law No. 6593 for Lands Known as 121 Augusta Street (Hamilton), attached hereto as Appendix “H”, be received.

9. Fence By-law – Sheet Metal/Corrugated Metal Panels (PED10084(c)) (City Wide) (Item 5.1)

That Report PED10084(c) respecting, Fence By-law – Sheet Metal/Corrugated Metal Panels be received.

FOR THE INFORMATION OF COUNCIL:

(a) CHANGES TO THE AGENDA

The Committee Clerk advised of the following changes to the Agenda:

PUBLIC HEARINGS AND DELEGATIONS

6.5 Application for an Amendment to Hamilton Zoning By-law No. 6593 for Lands Known as 121 Augusta Street (Hamilton) (PED12002) (Ward 2)

(i) Correspondence from The Children’s Aid Society

(ii) Correspondence from Hamilton-Wentworth Catholic District School Board

(iii) Correspondence from Catholic Children’s Aid Society of Hamilton
The Agenda for the January 17, 2012 meeting of the Planning Committee was approved, as amended.

(b) DECLARATIONS OF INTEREST

None.

(c) APPROVAL OF MINUTES

The Minutes of the December 6, 2011 Planning Committee meeting were approved.

(d) DELEGATION REQUESTS

(i) Delegation Request from John Ariens, respecting an OMB appeal for a severance in Glanbrook (Item 4.1)

The delegation request, submitted by John Ariens, respecting an OMB appeal for a severance in Glanbrook, was approved.

(e) PUBLIC HEARINGS AND DELEGATIONS

(i) Delegation by Steven Knight, respecting Motorcycle Parking in Hamilton (Item 6.1)

Mr. Knight addressed committee with respect to Motorcycle Parking in Hamilton with the aid of speaking notes. A copy of the speaking notes has been included in the official record.

The delegation by Steven Knight, respecting Motorcycle Parking in Hamilton, was received.

(ii) Application for a Change in Zoning for the Lands Located at 22 Lochside Drive (Stoney Creek) (PED12003) (Ward 11) (Item 6.2)

In accordance with the provision of the Planning Act, 1st Vice-Chair Farr advised those in attendance that if a person or public body does not make oral submissions at a public meeting or make written submissions to the Council of the City of Hamilton before Council approves the Zoning By-law...
amendment the person or public body is not entitled to appeal the decision of the Council of the City of Hamilton to the Ontario Municipal Board and the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

No public speakers came forward.

The public meeting respecting, Report PED12003, Application for a Change in Zoning for the Lands Located at 22 Lochside Drive (Stoney Creek), was closed.

The staff presentation respecting, Report PED12003, Application for a Change in Zoning for the Lands Located at 22 Lochside Drive (Stoney Creek), was waived.

For disposition on this Item, refer to item 3.

(iii) Application for an Amendment to the Town of Flamborough Zoning By-law No. 90-145-Z for the Lands Located at 1214 Highway 8 (Flamborough) (PED12006) (Ward 14) (Item 6.3)

In accordance with the provision of the Planning Act, 1st Vice-Chair Farr advised those in attendance that if a person or public body does not make oral submissions at a public meeting or make written submissions to the Council of the City of Hamilton before Council approves the Zoning By-law amendment the person or public body is not entitled to appeal the decision of the Council of the City of Hamilton to the Ontario Municipal Board and the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

No public speakers came forward.

The public meeting respecting, Report PED12006, Application for an Amendment to the Town of Flamborough Zoning By-law No. 90-145-Z for the Lands Located at 1214 Highway 8 (Flamborough), was closed.

The staff presentation respecting, Report PED12006, Application for an Amendment to the Town of Flamborough Zoning By-law No. 90-145-Z for the Lands Located at 1214 Highway 8 (Flamborough), was waived.

For disposition on this Item, refer to item 4.
(iv) Application to Amend Township of Glanbrook Zoning By-law No. 464 for Lands Located at 3316 and 3332 Regional Road 56 (Glanbrook) (PED12007) (Ward 11) (Item 6.4)

In accordance with the provision of the Planning Act, 1st Vice-Chair Farr advised those in attendance that if a person or public body does not make oral submissions at a public meeting or make written submissions to the Council of the City of Hamilton before Council approves the Zoning By-law amendment the person or public body is not entitled to appeal the decision of the Council of the City of Hamilton to the Ontario Municipal Board and the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

No public speakers came forward.

The public meeting respecting, Report PED12007, Application to Amend Township of Glanbrook Zoning By-law No. 464 for Lands Located at 3316 and 3332 Regional Road 56 (Glanbrook), was closed.

The staff presentation respecting, Report PED12007, Application to Amend Township of Glanbrook Zoning By-law No. 464 for Lands Located at 3316 and 3332 Regional Road 56 (Glanbrook), was waived.

For disposition on this Item, refer to item 5.

(v) Application for an Amendment to Hamilton Zoning By-law No. 6593 for Lands Known as 121 Augusta Street (Hamilton) (PED12002) (Ward 2) (Item 6.5)

(i) Correspondence from The Children’s Aid Society
(ii) Correspondence from Hamilton-Wentworth Catholic District School Board
(iii) Correspondence from Catholic Children’s Aid Society of Hamilton
(iv) Correspondence from Fothergill Planning and Development Inc.
(v) Correspondence from Lynwood Hall Child and Family Centre
(vi) Building Condition Assessment Report - Evans Consulting and Management Services & Vanderwesten, Rutherford Mantecon Inc., Consulting Engineers

In accordance with the provision of the Planning Act, 1st Vice-Chair Farr advised those in attendance that if a person or public body does not make oral submissions at a public meeting or make written submissions to the Council of the City of Hamilton before Council approves the Zoning By-law amendment the person or public body is not entitled to appeal the decision of the Council of the City of Hamilton to the Ontario Municipal Board and the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.
A number of members of the public expressed their intent to speak.

Delia McPhail, Planner II, addressed Committee with the aid of a PowerPoint presentation. A copy of the presentation has been included in the official record. Ms. McPhail provided an additional item of correspondence from Dean and Georgia Corkins.

The staff presentation respecting, Report PED12002, Application for an Amendment to Hamilton Zoning By-law No. 6593 for Lands Known as 121 Augusta Street (Hamilton), was received.

Ed Fothergill, the agent, addressed Committee with the aid of speaking notes. A copy of the speaking notes has been included in the official record.

The agent’s presentation respecting, Report PED12002, Application for an Amendment to Hamilton Zoning By-law No. 6593 for Lands Known as 121 Augusta Street (Hamilton), was received.

Deirdre Finlay, representative, Lynwood Charlton Centre, addressed Committee respecting clarification of what Lynwood Charlton Centre does at its Charlton Hall location within the community. She expressed that this location is a residential treatment program for young girls. Charlton Hall is the only accredited children’s mental health treatment centre for girls in Hamilton.

The representative’s presentation respecting, Report PED12002, Application for an Amendment to Hamilton Zoning By-law No. 6593 for Lands Known as 121 Augusta Street (Hamilton), was received.

Alex Thomson, applicant and Executive Director, Lynwood Charlton Centre, addressed Committee respecting his concerns over communications with the neighbourhood and the need to be in the downtown core as well as the intent of Lynwood Charlton Centre to provide a better service for youth within Hamilton.

The applicant’s presentation respecting, Report PED12002, Application for an Amendment to Hamilton Zoning By-law No. 6593 for Lands Known as 121 Augusta Street (Hamilton), was received.

Public Speakers:

(1) Richard Horodynski – 25 Chilton Pl., Hamilton, ON L8P 3G6
Mr. Horodyski addressed the Committee with respect to the reputation of Lynwood Charlton Centre.

The presentation respecting, Report PED12002, Application for an Amendment to Hamilton Zoning By-law No. 6593 for Lands Known as 121 Augusta Street (Hamilton), was received.

(2) Barry Bogusat – 106 Augusta St., Hamilton, ON L8N 1R4

Mr. Bogusat addressed the Committee with respect to the amendment to the by-law and expressed that this is not an appropriate environment for this facility.

The presentation respecting, Report PED12002, Application for an Amendment to Hamilton Zoning By-law No. 6593 for Lands Known as 121 Augusta Street (Hamilton), was received.

(3) Mary Hudecki – 107 Augusta St., Hamilton, ON L8N 1R3

Ms. Hudecki addressed the Committee with respect to the characteristics of the neighbourhood and is concerned that the developments on Augusta St. take away from encouraging people to live downtown. She also expressed concern that the area is not an appropriate place to house this facility.

The presentation respecting, Report PED12002, Application for an Amendment to Hamilton Zoning By-law No. 6593 for Lands Known as 121 Augusta Street (Hamilton), was received.

(4) Richard Kott – 38 Baillie St., Hamilton, ON L8N 2K5

Mr. Kott addressed the Committee with respect to his concerns that he would not have moved into the community if this type of facility existed. He believes the facility does good work for the community, but he does not believe that this is the appropriate area for the facility because the location is poor for a rehabilitation program with its proximity to nightlife, trains and the congested nature of the property.

The presentation respecting, Report PED12002, Application for an Amendment to Hamilton Zoning By-law No. 6593 for Lands Known as 121 Augusta Street (Hamilton), was received.

(5) Melissa McClellan – 28 Baillie St., Hamilton, ON L8N 2K5
Ms. McClellan addressed the Committee with respect to her concerns over home values in the area and the adverse affects on the neighborhood. She noted that she would not have purchased her home in the area if this facility existed.

The presentation respecting, Report PED12002, Application for an Amendment to Hamilton Zoning By-law No. 6593 for Lands Known as 121 Augusta Street (Hamilton), was received.

(6) Carol Mahon – 115 Augusta St., Hamilton, ON L8N 1R3

Ms. Mahon addressed the Committee with respect to being a long standing resident of the neighbourhood and that she feels this is not appropriate location for this facility.

The presentation respecting, Report PED12002, Application for an Amendment to Hamilton Zoning By-law No. 6593 for Lands Known as 121 Augusta Street (Hamilton), was received.

(7) Pam Oxendine – 130 August St., Hamilton, ON L8N 1R4

Ms. Oxendine addressed the Committee with respect to how the neighborhood has come a long way and she does not want to see it return to how it was previously. She noted that the neighbourhood needs more people and not more residences.

The presentation respecting, Report PED12002, Application for an Amendment to Hamilton Zoning By-law No. 6593 for Lands Known as 121 Augusta Street (Hamilton), was received.

(8) John Nemeth – 20 Wiltshire Pl., Hamilton, ON L9K 1M5

Mr. Nemeth addressed the Committee with respect to working with the stakeholders and the reality of the time constraints regarding this issue. He expressed that it is difficult to manage those with special needs and wishes for this to be resolved in a timely manner.

The presentation respecting, Report PED12002, Application for an Amendment to Hamilton Zoning By-law No. 6593 for Lands Known as 121 Augusta Street (Hamilton), was received.

(9) Dianne Smith – 132 Augusta St., Hamilton, ON L8N 1R4
Ms. Smith addressed the Committee with respect to the meeting with Lynwood Charlton Centre where she was told that they would not be applying for a by-law change and she is now upset to find out this was not true. She feels the transparency in the deal is poor.

The presentation respecting, Report PED12002, Application for an Amendment to Hamilton Zoning By-law No. 6593 for Lands Known as 121 Augusta Street (Hamilton), was received.

(10) Carol Paley – 39 Ramsden Dr., Hamilton, ON L8W 2S2

Ms. Paley addressed the Committee with respect to clarifying the role of the Lynwood Charlton Centre. She also expressed that the girls who are in care of the Centre are excited to be relocating from their current location. She also expressed that this is a monitored facility and it will not have negative impacts on the community.

The presentation respecting, Report PED12002, Application for an Amendment to Hamilton Zoning By-law No. 6593 for Lands Known as 121 Augusta Street (Hamilton), was received.

(11) Scott Snider – 15 Bold St., Hamilton, ON L8P 1T3

Mr. Snyder, legal counsel to Lynwood Charlton Centre, addressed the Committee with respect to certain accusations towards Lynwood Charlton Centre. He suggested that this matter be deferred so that meetings can be held with the client and community to clarify the issues as well as to identify other options.

The presentation respecting, Report PED12002, Application for an Amendment to Hamilton Zoning By-law No. 6593 for Lands Known as 121 Augusta Street (Hamilton), was received.

The items of correspondence respecting, Report PED12002, Application for an Amendment to Hamilton Zoning By-law No. 6593 for Lands Known as 121 Augusta Street (Hamilton), were received.

The public meeting respecting, Report PED12002, Application for an Amendment to Hamilton Zoning By-law No. 6593 for Lands Known as 121 Augusta Street (Hamilton), was closed.

The Committee recessed for fifteen minutes and reconvened at 2:40 p.m.

For disposition on this Item, refer to item 6.
(f) GENERAL INFORMATION AND OTHER BUSINESS

(i) Application for an Amendment to Glanbrook Zoning By-law No. 464 for Lands Located at 2674 Upper James Street (Glanbrook) (PED11209) (Verbal Update) (Item 11.1)

Paul Mallard, Director of Planning, addressed Committee with respect to the request from Prime Limousine Services Inc. to reduce the limit of the holding provisions of the archaeological assessment and request, and advised that there will be a report at the next meeting.

The verbal update respecting, Report PED11209, Application for an Amendment to Glanbrook Zoning By-law No. 464 for Lands Located at 2674 Upper James Street (Glanbrook), was received.

(ii) Outstanding Business List Amendments (Item 11.2)

Items requiring removal:

(a) Item HH: Licensing By-law 07-170, Salvage and Second Hand Goods, Pawnbroker and Jewellery and Precious Metals Businesses

Item HH on the Outstanding Business List, Licensing By-law 07-170, Salvage and Second Hand Goods, Pawnbroker and Jewellery and Precious Metals Businesses, was removed.

(b) Item BB: Fence By-law (Motion)

Item BB on the Outstanding Business List, Fence By-law (Motion), was removed.

(c) Item JJ: 2012 Tax Supported User Fees (FCS11096)

Item JJ on the Outstanding Business List, 2012 Tax Supported User Fees (FCS11096), was removed.

(iii) News from the General Manager (11.3)

Tim McCabe, General Manager, advised the Committee of organizational development process involving staff that will benefit business development and attraction. He also gave an overview of future reports the Committee can expect.
Staff was directed to report back to the Planning Committee on the issue of current high parkland dedication fees required from medium and high density residential projects using the density formula which is having an impact on multiple residential and intensification projects proceeding.

Staff was directed to report back on the feasibility and the positive and negative aspects of creating an Urban Design Panel.

(g) ADJOURNMENT

There being no further business, the Planning Committee adjourned at 3:28 p.m.

Respectfully submitted,

Councillor J. Farr
1st Vice-Chair, Planning Committee

Vanessa Robicheau
Legislative Coordinator
Office of the City Clerk
January 17, 2012
### 2012 Proposed User Fees and Charges

**Service or Activity Provided or Use of City Property**

<table>
<thead>
<tr>
<th>Service or Activity Provided or Use of City Property</th>
<th>2011 Approved Fee</th>
<th>2012 Proposed Fee</th>
<th>HST (Y/N)*</th>
<th>% Change in Proposed Fee</th>
<th>Basis for Fee Increase</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Impound Fees (Standard Rate)</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Licensed Dog - 1st Offence</td>
<td>$ 56.64</td>
<td>$ 58.00</td>
<td>N</td>
<td>2.4%</td>
<td></td>
</tr>
<tr>
<td>Licensed Dog - Subsequent Offence</td>
<td>$ 149.34</td>
<td>$ 153.00</td>
<td>N</td>
<td>2.5%</td>
<td></td>
</tr>
<tr>
<td>Unlicensed Dog - 1st Offence</td>
<td>$ 87.61</td>
<td>$ 90.00</td>
<td>N</td>
<td>2.7%</td>
<td></td>
</tr>
<tr>
<td>Unlicensed Dog - Subsequent Offence</td>
<td>$ 149.34</td>
<td>$ 153.00</td>
<td>N</td>
<td>2.5%</td>
<td></td>
</tr>
<tr>
<td>Vicious Dog</td>
<td>$ 500.00</td>
<td>$ 511.00</td>
<td>N</td>
<td>2.2%</td>
<td></td>
</tr>
<tr>
<td>Identified Cat [1]</td>
<td>$ 45.13</td>
<td>$ 47.00</td>
<td>N</td>
<td>4.1%</td>
<td></td>
</tr>
<tr>
<td>Other Small Domestic Animal [2]</td>
<td>$ 45.13</td>
<td>$ 47.00</td>
<td>N</td>
<td>4.1%</td>
<td></td>
</tr>
<tr>
<td>Snake &amp; Reptile</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Livestock - Small</td>
<td>$ 113.27</td>
<td>$ 116.00</td>
<td>N</td>
<td>2.4%</td>
<td></td>
</tr>
<tr>
<td>Livestock - Large</td>
<td>$ 241.37</td>
<td>$ 247.00</td>
<td>N</td>
<td>2.3%</td>
<td></td>
</tr>
<tr>
<td><strong>Impound Fees (Seniors &amp; Disabled Rate)</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Licensed Dog - 1st Offence</td>
<td>$ 51.77</td>
<td>$ 53.00</td>
<td>N</td>
<td>2.4%</td>
<td></td>
</tr>
<tr>
<td>Licensed Dog - Subsequent Offence</td>
<td>$ 77.43</td>
<td>$ 80.00</td>
<td>N</td>
<td>3.3%</td>
<td></td>
</tr>
<tr>
<td>Unlicensed Dog - 1st Offence</td>
<td>$ 77.43</td>
<td>$ 80.00</td>
<td>N</td>
<td>3.3%</td>
<td></td>
</tr>
<tr>
<td>Unlicensed Dog - Subsequent Offence</td>
<td>$ 128.26</td>
<td>$ 132.00</td>
<td>N</td>
<td>2.9%</td>
<td></td>
</tr>
<tr>
<td>Vicious Dog</td>
<td>$ 500.00</td>
<td>$ 511.00</td>
<td>N</td>
<td>2.2%</td>
<td></td>
</tr>
<tr>
<td>Identified Cat [1] - 1st Offence</td>
<td>$ 37.17</td>
<td>$ 38.00</td>
<td>N</td>
<td>2.2%</td>
<td></td>
</tr>
<tr>
<td>Identified Cat [1] - Subsequent Offence</td>
<td>$ 37.17</td>
<td>$ 38.00</td>
<td>N</td>
<td>2.2%</td>
<td></td>
</tr>
<tr>
<td>Unidentified Cat - 1st Offence</td>
<td>$ 37.17</td>
<td>$ 38.00</td>
<td>N</td>
<td>2.2%</td>
<td></td>
</tr>
<tr>
<td>Unidentified Cat - Subsequent Offence</td>
<td>$ 37.17</td>
<td>$ 38.00</td>
<td>N</td>
<td>2.2%</td>
<td></td>
</tr>
<tr>
<td>Other Small Domestic Animal [2]</td>
<td>$ 37.17</td>
<td>$ 38.00</td>
<td>N</td>
<td>2.2%</td>
<td></td>
</tr>
<tr>
<td>Livestock - Small</td>
<td>$ 103.10</td>
<td>$ 106.00</td>
<td>N</td>
<td>2.8%</td>
<td></td>
</tr>
<tr>
<td>Livestock - Large</td>
<td>$ 210.40</td>
<td>$ 216.00</td>
<td>N</td>
<td>2.7%</td>
<td></td>
</tr>
<tr>
<td><strong>Live Surrender Fees - [3] (Standard Rate)</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dog - Under 50 kg [4]</td>
<td>$ 150.45</td>
<td>$ 153.98</td>
<td>Y</td>
<td>2.3%</td>
<td></td>
</tr>
<tr>
<td>Dog - Over 50 kg [4]</td>
<td>$ 238.95</td>
<td>$ 244.25</td>
<td>Y</td>
<td>2.2%</td>
<td></td>
</tr>
<tr>
<td>Cat</td>
<td>$ 150.45</td>
<td>$ 153.98</td>
<td>Y</td>
<td>2.3%</td>
<td></td>
</tr>
<tr>
<td>Litter (up to 5) - Canine or Feline</td>
<td>$ 54.87</td>
<td>$ 56.64</td>
<td>Y</td>
<td>3.2%</td>
<td></td>
</tr>
<tr>
<td>Other Small Domestic Animal [5]</td>
<td>$ 54.87</td>
<td>$ 56.64</td>
<td>Y</td>
<td>3.2%</td>
<td></td>
</tr>
<tr>
<td>Multiple Small Domestic Animals (up to 5)</td>
<td>$ 54.87</td>
<td>$ 56.64</td>
<td>Y</td>
<td>3.2%</td>
<td></td>
</tr>
<tr>
<td>Small Livestock</td>
<td>$ 98.23</td>
<td>$ 100.86</td>
<td>Y</td>
<td>2.7%</td>
<td></td>
</tr>
<tr>
<td><strong>Live Surrender Fees - [3] (Seniors &amp; Disabled Rate)</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dog - Under 50 kg [4]</td>
<td>$ 117.70</td>
<td>$ 120.35</td>
<td>Y</td>
<td>2.3%</td>
<td></td>
</tr>
</tbody>
</table>
## 2012 Proposed User Fees and Charges

### Department: Planning & Economic Development

**Division:** Parking & By-law Services - Animal Services

### Service or Activity Provided or Use of City Property

<table>
<thead>
<tr>
<th>Service or Activity Provided or Use of City Property</th>
<th>2011 Approved Fee</th>
<th>2012 Proposed Fee*</th>
<th>HST (Y/N)*</th>
<th>% Change in Proposed Fee</th>
<th>Basis for Fee Increase</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dog - Over 50 kg [4]</td>
<td>$185.84</td>
<td>$190.27</td>
<td>Y</td>
<td>2.4%</td>
<td></td>
</tr>
<tr>
<td>Cat</td>
<td>$117.70</td>
<td>$120.35</td>
<td>Y</td>
<td>2.3%</td>
<td></td>
</tr>
<tr>
<td>Litter (up to 5) - Canine or Feline</td>
<td>$42.48</td>
<td>$43.36</td>
<td>Y</td>
<td>2.1%</td>
<td></td>
</tr>
<tr>
<td>Other Small Domestic Animal [5]</td>
<td>$42.48</td>
<td>$43.36</td>
<td>Y</td>
<td>2.1%</td>
<td></td>
</tr>
<tr>
<td>Multiple Small Domestic Animals (up to 6)</td>
<td>$42.48</td>
<td>$43.36</td>
<td>Y</td>
<td>2.1%</td>
<td></td>
</tr>
<tr>
<td>Small Livestock</td>
<td>$88.50</td>
<td>$90.27</td>
<td>Y</td>
<td>2.0%</td>
<td></td>
</tr>
<tr>
<td><strong>Cadaver Surrender Fees (Standard Rate)</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dog - Under 50 kg [4]</td>
<td>$100.00</td>
<td>$102.65</td>
<td>Y</td>
<td>2.7%</td>
<td></td>
</tr>
<tr>
<td>Dog - Over 50 kg [4]</td>
<td>$150.45</td>
<td>$153.88</td>
<td>Y</td>
<td>2.3%</td>
<td></td>
</tr>
<tr>
<td>Cat</td>
<td>$45.13</td>
<td>$46.90</td>
<td>Y</td>
<td>3.9%</td>
<td></td>
</tr>
<tr>
<td>Puppy (one) (under 12 weeks)</td>
<td>$45.13</td>
<td>$46.90</td>
<td>Y</td>
<td>3.9%</td>
<td></td>
</tr>
<tr>
<td>Kitten (one) (under 12 weeks)</td>
<td>$45.13</td>
<td>$46.90</td>
<td>Y</td>
<td>3.9%</td>
<td></td>
</tr>
<tr>
<td>Litter - Canine or Feline (up to 5) (under 12 weeks)</td>
<td>$45.13</td>
<td>$46.90</td>
<td>Y</td>
<td>3.9%</td>
<td></td>
</tr>
<tr>
<td>Other Small Domestic Animal [5]</td>
<td>$45.13</td>
<td>$46.90</td>
<td>Y</td>
<td>3.9%</td>
<td></td>
</tr>
<tr>
<td>Multiple Small Domestic Animals (up to 5)</td>
<td>$45.13</td>
<td>$46.90</td>
<td>Y</td>
<td>3.9%</td>
<td></td>
</tr>
<tr>
<td>Small Livestock</td>
<td>$77.43</td>
<td>$79.65</td>
<td>Y</td>
<td>2.9%</td>
<td></td>
</tr>
<tr>
<td><strong>Cadaver Surrender Fees (Seniors &amp; Disabled Rate)</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dog - Under 50 kg [4]</td>
<td>$77.88</td>
<td>$79.65</td>
<td>Y</td>
<td>2.3%</td>
<td></td>
</tr>
<tr>
<td>Dog - Over 50 kg [4]</td>
<td>$103.54</td>
<td>$106.19</td>
<td>Y</td>
<td>2.6%</td>
<td></td>
</tr>
<tr>
<td>Cat</td>
<td>$30.97</td>
<td>$31.86</td>
<td>Y</td>
<td>2.9%</td>
<td></td>
</tr>
<tr>
<td>Puppy (one) (under 12 weeks)</td>
<td>$30.97</td>
<td>$31.86</td>
<td>Y</td>
<td>2.9%</td>
<td></td>
</tr>
<tr>
<td>Kitten (one) (under 12 weeks)</td>
<td>$30.97</td>
<td>$31.86</td>
<td>Y</td>
<td>2.9%</td>
<td></td>
</tr>
<tr>
<td>Litter - Canine or Feline (up to 5) (under 12 weeks)</td>
<td>$30.97</td>
<td>$31.86</td>
<td>Y</td>
<td>2.9%</td>
<td></td>
</tr>
<tr>
<td>Other Small Domestic Animal [5]</td>
<td>$30.97</td>
<td>$31.86</td>
<td>Y</td>
<td>2.9%</td>
<td></td>
</tr>
<tr>
<td>Multiple Small Domestic Animals (up to 5)</td>
<td>$30.97</td>
<td>$31.86</td>
<td>Y</td>
<td>2.9%</td>
<td></td>
</tr>
<tr>
<td>Small Livestock</td>
<td>$51.77</td>
<td>$53.10</td>
<td>Y</td>
<td>2.6%</td>
<td></td>
</tr>
<tr>
<td>Dog</td>
<td>$15.93</td>
<td>$16.00</td>
<td>N</td>
<td>0.4%</td>
<td></td>
</tr>
<tr>
<td>Vicious Dog</td>
<td>$26.33</td>
<td>$27.00</td>
<td>N</td>
<td>2.5%</td>
<td></td>
</tr>
<tr>
<td>Cat</td>
<td>$10.62</td>
<td>$11.00</td>
<td>N</td>
<td>3.6%</td>
<td></td>
</tr>
<tr>
<td>Other Small Domestic Animal</td>
<td>$5.75</td>
<td>$6.00</td>
<td>N</td>
<td>4.3%</td>
<td></td>
</tr>
<tr>
<td>Small Livestock</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>cost recovery</td>
</tr>
<tr>
<td>Large Livestock</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>cost recovery</td>
</tr>
</tbody>
</table>

*Note: HST(Y/N)* indicates whether the fee includes Harmonized Sales Tax (Y) or not (N).
### 2012 Proposed User Fees and Charges

**Department:** Planning & Economic Development  
**Division:** Parking & By-law Services - Animal Services

<table>
<thead>
<tr>
<th>Service or Activity Provided or Use of City Property</th>
<th>2011 Approved Fee</th>
<th>2012 Proposed Fee</th>
<th>HST (Y/N)*</th>
<th>% Change in Proposed Fee</th>
<th>Basis for Fee Increase</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Boarding Fee (Seniors &amp; Disable Rate - Per Day)</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dog</td>
<td>$10.62</td>
<td>$11.00</td>
<td>N</td>
<td>3.6%</td>
<td></td>
</tr>
<tr>
<td>Vicious Dog</td>
<td>$26.33</td>
<td>$27.00</td>
<td>N</td>
<td>2.5%</td>
<td></td>
</tr>
<tr>
<td>Cat</td>
<td>$5.75</td>
<td>$6.00</td>
<td>N</td>
<td>4.3%</td>
<td></td>
</tr>
<tr>
<td>Other Small Domestic Animal</td>
<td>$5.75</td>
<td>$6.00</td>
<td>N</td>
<td>4.3%</td>
<td></td>
</tr>
<tr>
<td>Small Livestock</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Large Livestock</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Trap Rentals</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Small Trap - Deposit</td>
<td>$66.37</td>
<td>$68.14</td>
<td>Y</td>
<td>2.7%</td>
<td>Small or Large Trap - Rental (per day)</td>
</tr>
<tr>
<td>Large Trap - Deposit</td>
<td>$88.50</td>
<td>$91.15</td>
<td>Y</td>
<td>3.0%</td>
<td>Small or Large Trap - Trap delivery / set up</td>
</tr>
<tr>
<td>Small or Large Trap - Rental (per day)</td>
<td>$8.85</td>
<td>$9.73</td>
<td>Y</td>
<td>10.0%</td>
<td></td>
</tr>
<tr>
<td>Small or Large Trap - Trap delivery / set up</td>
<td>$30.97</td>
<td>$31.86</td>
<td>Y</td>
<td>2.9%</td>
<td></td>
</tr>
<tr>
<td><strong>Miscellaneous</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Vietnamese Pot Bellied Pig Licence (Bylaw #94-012)</td>
<td>$31.25</td>
<td>$32.00</td>
<td>N</td>
<td>2.4%</td>
<td></td>
</tr>
<tr>
<td>Cat Licence</td>
<td>$12.50</td>
<td>$13.00</td>
<td>N</td>
<td>4.0%</td>
<td></td>
</tr>
<tr>
<td>Wildlife removal from private trap - release on site</td>
<td>$50.00</td>
<td>$51.33</td>
<td>Y</td>
<td>2.7%</td>
<td></td>
</tr>
<tr>
<td>Wildlife removal from private trap - Euthanasia [6]</td>
<td>$82.30</td>
<td>$84.96</td>
<td>Y</td>
<td>3.2%</td>
<td></td>
</tr>
<tr>
<td>Pet Transport (Ambulance)</td>
<td>$61.95</td>
<td>$63.72</td>
<td>Y</td>
<td>2.9%</td>
<td></td>
</tr>
<tr>
<td>Quarantine per day - Dog</td>
<td>$26.33</td>
<td>$27.00</td>
<td>N</td>
<td>2.5%</td>
<td></td>
</tr>
<tr>
<td>Quarantine per day - Cat</td>
<td>$20.80</td>
<td>$22.00</td>
<td>N</td>
<td>5.8%</td>
<td></td>
</tr>
<tr>
<td>Cat Cardboard Carrier</td>
<td>$4.42</td>
<td>$5.31</td>
<td>Y</td>
<td>20.1%</td>
<td></td>
</tr>
<tr>
<td>Dog Leash</td>
<td>$3.98</td>
<td>$4.42</td>
<td>Y</td>
<td>11.2%</td>
<td></td>
</tr>
<tr>
<td>Admin Fee (e.g. for special billing arrangements)</td>
<td>$20.80</td>
<td>$22.12</td>
<td>Y</td>
<td>6.4%</td>
<td></td>
</tr>
</tbody>
</table>

*Note: HST is not included in the 2011 Approved and 2012 Proposed Fees. If HST = "Y", HST is collected in addition to the fee.

*2012 Fee increases (based on Council Guideline) rounded to the nearest $1.00

[2] Rabbits, rodents, song birds, reptiles, etc.  
[3] Includes cremation  
[5] Excludes Fish - no charge  
[6] No Charge if animal fatally injured prior to capture or poses bona fide threat
### 2012 Proposed User Fees and Charges

**Department:** Planning & Economic Development  
**Division:** Parking & By-law Services - Animal Services: Dog Licences

<table>
<thead>
<tr>
<th>Service or Activity Provided or Use of City Property</th>
<th>2011 Approved Fee</th>
<th>2012 Proposed Fee</th>
<th>HST (Y/N)*</th>
<th>% Change in Proposed Fee</th>
<th>Basis for Fee Increase</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Dog Licences - Standard Rate</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- spayed/neutered or under 6 months of age</td>
<td>$27.00</td>
<td>$28.00</td>
<td>N</td>
<td>3.7%</td>
<td>Increased by 2.2% and rounded to nearest dollar</td>
</tr>
<tr>
<td>- over six months not spayed/neutered</td>
<td>$63.50</td>
<td>$64.00</td>
<td>N</td>
<td>0.8%</td>
<td></td>
</tr>
<tr>
<td><strong>Dog Licences - Senior / Disability Rate</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- spayed/neutered or under 6 months of age</td>
<td>$13.50</td>
<td>$14.00</td>
<td>N</td>
<td>3.7%</td>
<td></td>
</tr>
<tr>
<td>- over six months not spayed/neutered</td>
<td>$31.75</td>
<td>$32.00</td>
<td>N</td>
<td>0.8%</td>
<td></td>
</tr>
<tr>
<td>Replacement Tag Fee</td>
<td>$10.50</td>
<td>$11.00</td>
<td>N</td>
<td>4.8%</td>
<td></td>
</tr>
<tr>
<td>Late Penalty Fee</td>
<td>$15.75</td>
<td>$16.00</td>
<td>N</td>
<td>1.6%</td>
<td></td>
</tr>
<tr>
<td>Flat Rate Licence</td>
<td>$104.00</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Valid Licence in another Municipality where the owner has moved to the City of Hamilton within 30 days</td>
<td>$10.50</td>
<td>$11.00</td>
<td>N</td>
<td>4.8%</td>
<td>eliminate little used fee - 8 in existence will be grandfathered</td>
</tr>
<tr>
<td>Leash Free Fee of $1.00 is included/charged for every licence sold</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>increased by 2.2%, rounded to the nearest $1</td>
</tr>
</tbody>
</table>

*2012 Fee Increases (based on Council Guideline) rounded to the nearest $1.00
*Note: HST is not included in the 2011 Approved and 2012 Proposed Fees. If HST = "y", HST is collected in addition to the fee.
December 15, 2011

Delia McPhail, MCIP, RPP
Development Planning Section (West Team)
Planning and Economic Development Department
City of Hamilton
71 Main Street West, 5th Floor
Hamilton, ON  L8P 4Y5

Dear Ms. McPhail,

Re: Letter of Support Lynwood Charlton Centre

It is my pleasure to submit this letter of support with respect to Lynwood Charlton Centre application to utilize the building at 121 Augusta Street, Hamilton as a new residential site.

The Children’s Aid Society of Hamilton has had a longstanding partnership with Lynwood Charlton Centre spanning over 50 years in providing treatment and support to some of the most vulnerable youth and families in our community.

The care provided by Lynwood Charlton to the youth in their care is of the highest quality. They have served hundreds if not thousands of children, who without Lynwood Charlton Centre’s intervention would not been reintegrated with their families or be contributing members of our community. Furthermore, the quality of the care they provide and the professionalism of their staff is a reflection of the dedication and commitment of its leadership.

At times there are perceptions that allowing residences such as Lynwood Charlton Centre is proposing at 121 Augusta St. disrupt neighbourhoods or place other children at risk. I can attest that this most certainly not the case. Lynwood Charlton Centre operates other residences in our community and have demonstrated their commitment to being part of the neighbourhood, respective of neighbours, and most of all responsive is any issues may arise.
We collectively must ensure that services required by our children are provided in their community, close to their families and schools.

Thus it is without hesitation that I provide our support for Lynwood Charlton Centre’s application to open a residence at 121 Augusta Street.

Should you require further information, please contact me directly.

Sincerely,

\[Signature\]

Dominic Verticchio
Executive Director

cc  Alex Thomson
    Deirdre Finlay
January 9, 2012

Ms. Delia McPhail, MCIP, RPP
Planner II
Development Planning Section (West Team)
Planning & Economic Development Department
City of Hamilton
71 Main Street West, 5th Floor
Hamilton, Ontario
L8P 4Y5

Dear Ms. McPhail:

Re:  Zoning By-Law Application
     121 Augusta Avenue
     (Lynwood Charlton Centre)

On behalf of the Hamilton-Wentworth Catholic District School Board, I am submitting this letter in support of the recent request of the administrative executives of the Lynwood Charlton Centre to the City of Hamilton to allow zoning by-law approval to the current site at 121 Augusta Avenue.

The long history of the efficacy of the program and services provided by the former Charlton House and Lynwood Hall to protect and support some of our most disenfranchised and vulnerable teenaged females has demonstrated the professionalism of the staff and organizations.

The proposal submitted by the Lynwood Charlton Centre clearly establishes the need to have a facility that is more structurally appropriate to meet the needs of these young women. The administrators continue to be committed to ensuring that the property is well maintained and that all appropriate supports are in place at all times to enable the clients to lead a safe, healthy lifestyle in this alternate living environment.

As an essential component of the Hamilton-Wentworth Catholic District School Board’s commitment to an inclusive philosophy of “Each Belongs”, we ask that the Development Planning Team grant the re-zoning request for 121 Augusta Avenue and help provide a suitable living accommodation for any young teenaged woman who is in a risk situation. Social justice and empathy to the fragile members of our society must continue to be promoted and enhanced in Hamilton.

Thanking you in advance for your consideration.

Respectfully,

Superintendent of Education

cc: Alex Thompson, Executive Director, Lynwood Charlton Centre
    Deidre Finlay, c/o Lynwood Charlton Centre
January 12, 2012

Delia McPhail, MCIP, RPP
Development Planning Section (West Team)
Planning and Economic Development Department
City of Hamilton
71 Main Street W. 5th floor
HAMILTON, ON L8P 4Y5

Dear Ms. McPhail:

RE: LETTER OF SUPPORT – LYNWOOD CHARLTON CENTRE

I am pleased to provide this letter in support of Lynwood Charlton Centre’s application to use the building at 121 Augusta Street, Hamilton as a new residential site for adolescent girls.

The Catholic Children’s Aid Society of Hamilton has a long-standing partnership with Lynwood Charlton Centre, having collaborated in many programs serving some of the most vulnerable youth and families in our community. Lynwood Charlton Centre is known for excellence in providing treatment, support and care to this population.

The Lynwood Charlton Centre has earned a reputation of strong and effective leadership and administration. Well developed policies and systems enable the Centre to provide high quality and effective care to youth in their own community – close to their families and schools. This is an extremely important and valuable service for this population in the City of Hamilton.

I have always been impressed by how well the residential programs are managed. Staff consistently demonstrate a high level of professionalism and skill – a reflection I believe, of the dedication and commitment of the leadership of Lynwood Charlton Centre. Existing facilities reveal the Centre’s commitment to being a respected member of the community, while being considerate of and responsive to its neighbors.
The Catholic Children's Aid Society of Hamilton is fully supportive of the use of 121 Augusta Street as a residential treatment home for adolescent girls. This important service is very much needed in the City and given it can no longer be provided at the Charlton Street address, the transfer to the Augusta Street site seems most reasonable given the similar use of the site in the past few years.

We do hope you will give positive consideration to the Zoning application presented by Lynwood Charlton Centre. I would be happy to speak with you directly if you wish. Please feel free to contact me at 905-525-2012 X 3317.

Sincerely,

Ersilia DiNardo
Executive Director

cc: Alex Thomson
    Deirdre Finlay
January 13, 2012

Councillors Brad Clark, Jason Farr, Lloyd Ferguson, Robert Pasuta, Judy Partridge,
Marla Pearson, Brenda Johnson, Chad Collins, Terry Whitehead
City of Hamilton
71 Main St. W.
Hamilton, ON L8P 4Y5

Dear Committee Members:

Re: Lynwood Hall Child & Family Centre and Charlton Hall Child & Family Centre
Application for Rezoning - 121 Augusta Street, City of Hamilton

The above rezoning application is being considered at the Planning Committee meeting of January 17, 2012. We have been provided with a copy of the Staff Report which recommends denial of the application. Please find enclosed the following information that we feel will help Committee in their decision regarding this application:

1. Correspondence from the applicant, identified in the third paragraph of Page 11 of the Staff Report, which outlines the operational elements of both uses and reaches the conclusion there will be no impact between these two uses.

2. The response prepared by the applicant that was distributed to the neighbourhood which was referred to in Section 10, page 13 of the Staff Report.

3. A copy of the Executive Summary of a study of the existing building at 52-56 Charlton Avenue West, which notes that improvements in the amount of $1,209,200 are to be invested into the property over the next 10-15 years, including some expenditures which have an immediate priority.

4. Letter of support from the Children’s Aid Society dated December 15, 2011, not included in the package with the letters of objection.


6. Testimonial letters from former clients and family members of Charlton Hall Child and Family Centre.

If anyone has any questions, please do not hesitate to contact my office at any time.

Sincerely,

FOTHERGILL PLANNING & DEVELOPMENT INC.

[Signature]

E. J. Fothergill, MCP, RPP
President

Enc.

cc: Mr. Alex Thomson, Ms. Deirdre Finlay, Mr. Scott Snider, Ms. Delia McPhail
LYNWOOD HALL CHILD & FAMILY CENTRE

MEMORANDUM

To: Delia McPhail, Planner II, Development Planning Section, City of Hamilton

From: Alex Thomson, Executive Director

Date: September 10, 2011

Re: Impact of property at 135 Forest Avenue

As a follow-up to our discussion regarding the application for a zoning by-law change for the property at 121 Augusta Street, and the proximity of the residence at 135 Forest Avenue, I am providing this description of the residence owned and operated by Lynwood Hall Child and Family Centre and its potential impact on the establishment of an 8 bed residence for teenaged girls at 121 Augusta.

The residence at Forest has operated as a 6 bed residence for youth, male and female, between the ages of 12 and 18 for over 2 years. The youth who reside at the residence are diagnosed as having a dual diagnosis, having developmental and intellectual challenges as well as mental health issues. Although the residence has a maximum bed capacity of 6 beds the operating practice has been maintained at 4 youth at any given time as a result of the needs of the clients who use the residence. The program provides a place of residence for two clients whose families are unable to have them live at home and the remaining beds are used by between 12 and 14 youth on a rotating basis throughout each month, providing respite for their families as a support to allow the youth to remain in their family homes.

The staffing levels for the residence is 2-3 staff per shift during the waking hours of the day and evening and 2 awake staff during the overnight hours. The residents require constant supervision and the staffing levels are set to ensure that the clients are safe and constantly cared for. The clients required constant care and therefore do not go out into the community without staff accompanying them. Additionally, our property is completely protected by a gated fenced yard to ensure the clients remain safely on the property and are afforded privacy.

As a result, the residence at 135 Forest Avenue will have no impact on the on the establishment of the 8 bed residence at 121 Augusta Street. Conversely, the residence at 121 Augusta will have no impact on the Forest residence as well.

Additionally, Forest Avenue had been used as a residential care facility for approximately 20 years prior to Lynwood’s purchase of the property 3 years ago. Its previous use had been to house 10 residents (adolescents) who co-existed in the neighbourhood quite well during those 20 years. Since Lynwood began operating at 135 Forest, we have reduced the daily use to 4 residents, resulting in a reduction of 6 on that site. With the 8 new residents being proposed at 121 Augusta Street, there is a net difference of 2 residential care units being added in the neighbourhood.
OPEN RESPONSE

from

Alex Thomson, Executive Director
Lynwood Hall Child and Family Centre

and

Deirdre Finlay, Executive Director
Chariton Hall Child and Family Centre

August 2011

We have jointly prepared this open response to a number of concerns and misperceptions raised through the Zoning By-law Application process for the property at 121 Augusta Street.

Before addressing the concerns raised, we feel it important to clearly articulate what is happening with our two organizations. Lynwood and Charlton have operated as two charitable organizations providing children’s mental health services to the Hamilton community for over 147 and 92 years respectively. In order to optimize limited public resources and ensure quality service into the future, our two organizations have made a decision to merge and become one organization, Lynwood Charlton Centre, effective October 1st, 2011. We believe that drawing upon the strengths of both organizations and effecting more efficient operations, will result in a stronger, single organization. Alex Thomson, will continue to provide leadership to the new organization, and Deirdre Finlay will be retiring and remain in a consulting role with the new organization.

The Re-Zoning By-law Application and the Numbers:
It is apparent to us from many of the concerns raised in response to the call for comments left some with a perception that we have been less than transparent about our intention. We would like to clear the air in this regard.

From the beginning we have been clear about our interest in establishing a residence for 8 adolescent girls (a transfer of the existing Charlton Hall program from its current location) and that we would be required to undertake a by-law rezoning application, which we are in the process of completing. We have attached the original flyer that we distributed widely in the neighbourhood for the “Open House” in March in which we clearly declared both the number of beds sought as 8, and that we were engaged in a rezoning application. It is unfortunate that there seems to have been some miscommunication or misunderstanding at the ‘Open House’ and that this, along with unascrbed misinformation, has resulted in misperception regarding our intention. Additionally, it seems that we may have inadvertently added to any misunderstandings with the wording of a neighbourhood flyer which we issued in early April (also attached) regarding some work on the site. In that flyer we used the wording “eight teen girls” which lead some to believe that we were trying to establish a residence for 18 girls. The wording would have been better articulated as “eight teenaged girls”

So we want to be clear, we are hoping to establish an 8 bed residence (and only 8 beds) on the second floor at Augusta and we have been engaged in a by-law rezoning process from the beginning. Our position has been consistent since the beginning of this endeavour and has not changed since the time we first began this exercise.
The History of the Site:
The property at 121 Augusta has a long history of tertiary industrial use, including operating as a flour mill and a book binding company over the years.

In 1995 the property was purchased by Community Adolescent Network (CAN), a children's mental health centre serving mainly adolescents. During the tenure of operation by CAN, it was host to a variety of on-site programs including a Supervised Access Centre operated by CAN for the Children’s Aid Society (CAS), where families visited, under staff supervision, with their children who were in the care of the CAS. This program operated on site for nearly 10 years. Subsequent to the departure of the Supervised Access Program, Banyan Youth Services rented space at the Augusta site and for nearly 5 years operated a kids group program there through the evening hours and throughout the summer. Finally, for the past two years we have had an alternative classroom on site for adolescents involved with Charlton Hall and the Hamilton Wentworth District Board of Education. Our understanding is that these programs have been operating in the neighbourhood quite well for the past 16 years.

Our Proposal:
Lynwood Hall Child and Family Centre purchased the property in 2009 at 121 Augusta Street from CAN, inheriting the Banyan lease and operation, and subsequently renting space to Charlton Hall to establish an alternative community based classroom on the site. As with the prior uses, these programs have proven to operate well on the site in a manner which has been accepted by the community.

Since our joint determination to merge our organizations we have included as part of our plan to attend to efficiencies by envisioning the transfer of all the Charlton Hall programs (the 8 bed residence and a classroom) to the Augusta site from their current location on Charlton Avenue West. Part of the determination to accomplish this has been taken as a result of the current state of the Charlton site where the program has been housed for 50 years. The two buildings which house the Charlton programs are owned by the City of Hamilton and have been leased to Charlton for its use for 50 years.

The state of structural disrepair of the facilities poses a significant challenge for the City whose 2006 Facility Condition Assessment Report determined that nearly $900,000 of substantial repairs was required to provide an appropriate level of repair and remedy. Not surprisingly, the City is not prepared to attend to those repairs. As a result of these circumstances we have proposed a plan that would allow us to transfer the programs to a newly refurbished location which would be safer and more functional for the 8 young teens who reside in the residential program. We will accomplish this using our own resources. This will allow the City to take back the Charlton site for subsequent use as determined by the City.

Responding to Identified Concerns:

Our Kids:
We are particularly concerned that some of the responses seem to equate the impact of our kids’ relocation with that of prostitutes and crack houses. While our kids do have some special needs, these challenges affect them most acutely and do not intrude on others. Overall, they are like any other teens in the city, all of whom have varying challenges in their lives and lessons to be learned en route to adulthood.
The good news is that our kids are in a residence that is staffed 24 hours a day with a minimal of 2 staff on every shift, including during the night. Our teens are involved in many structured activities and well supervised.

It is our experience in the current Charlton Avenue location that there have been very limited neighborhood interruptions and when there are issues it’s a matter of a telephone call to our staff who will respond to making adjustments to our programming as necessary.

During the day, our kids go to school, and for the most part, we endeavor to have them engage in positive activities that will help us achieve our ultimate goal, and that is directing them back to their families who live in a variety of locations throughout our community. These are girls who initially come from and ultimately return to homes in various locations across the City including this very neighbourhood.

Concern about the Downtown Location:
Charlton Hall has operated the Residential program for young women for 50 years in the Durand neighbourhood (part of the same ward as the Augusta area). As part of the programming, Charlton Hall has long history of accessing and using a range of sites and services available in the downtown core such as the Central Library, the YWCA, the Farmers’ Market, Bayfront Park and the YMCA’s Career Works. The teens residing in the Residence do not typically have a significant amount of unsupported/unplanned community time. The Charlton Hall team has many years of experience in safety planning with teen girls and in having them function quite well in an Urban Core setting.

Recreational Space:
Although the comments are accurate regarding the lack of green space on the Augusta site, the proximity of Shamrock Park and the reliance on the YWCA and other activities will be appropriately used by the program. A comprehensive recreational program involving local conservation areas, camp trips, and regional outings, along with individual participation in activities such as dance lessons and soccer delivers a balanced array of recreational activities that are not dependent on any single space. Charlton Hall’s current location is similarly adjacent to Durand Park and the teens use it appropriately with no evidence of their involvement in any vandalism or disturbances at that park or elsewhere in the neighbourhood. Further, the residential girls will continue to make recreational use of Lynwood’s property on the mountain which provides a gym and one half acre of outdoor space within a ten minute drive from Augusta. Finally, many of the girls spend at least a portion of their school vacation and weekend time with their families in their family homes. For these reasons, we are confident that the activities at the Augusta site will in no way undermine or diminish the enjoyment of Shamrock Park by the rest of the community.

Increased Traffic:
The past use of the Augusta site has been active and with both foot and vehicle traffic constantly accessing the site over many years. It is our contention that our proposal will not result in a significant increase in such traffic.

With regard to increased public vehicle interruptions to the neighbourhood, Lynwood has operated a small 6 bed facility on Forest Avenue for youth 12-18 who have developmental challenges and mental health issues for over 2 years.
Our experience in those 2 years is as follows: 2 fire department responses to false alarms, 2 police responses and 1 ambulance response. We would expect that the apartment buildings along Forest Avenue generate more public vehicle interruptions. Like Lynwood, over the past two years, Charlton has experienced a single ambulance response and no fire department responses.

Property Values:
In response to concern about property values we are responsible neighbours. Lynwood has a proven track record of managing properties and ensuring that they are well maintained, tidy and compatible with the culture and streetscape of the neighbourhood. Our location on Forest is a fine example of that, one drive-by will reassure you of our commitment to this. We will similarly be responsible for the Augusta site with the same interests. Our commitment to the neighbourhood is to revitalize the building at 121 Augusta. This will include a facelift on the exterior of the property and a long term commitment to maintaining the property in line with the aspirations of the neighbourhood.

Proximity and Concentration of Service Organizations:
In making an application for a re-zoning by-law change we fully recognize the City's by-law requiring a 300 meter separation of residential service organizations. With this in mind we would like to articulate the rationale for our need to transfer the residential program from Charlton to the Augusta site.

First and foremost, the Charlton site is in desperate condition (as reported by the City's own 2006 Facility Condition Assessment Report) and the City has determined that they will not spend the funds needed to bring it up to the level of condition necessary. It is at risk of being unsafe for the residents and it is poorly designed for its current use.

Currently both sites are in the same City ward and the both sites have housed a variety of children's mental health services over many years, 50 years at the Charlton site and nearly 16 at the Augusta site.

The concentration and proximity of other service sites to the Charlton site is heavily concentrated with many adult residential services in the Durand neighbourhood. Although there are certainly other residential service sites in the Corktown neighbourhood the concentration is vastly less heavy, as evidenced by City Planning Department information provided to us. Our site at Augusta would be within the 300 meter range for a home which houses 6 developmentally challenged adults and our Lynwood residence for 6 youth with developmental challenges. Our proposal is to spread the concentration differently with an interest to balance the intent of the by-law within a building and in a way that will not be disruptive to the neighborhood culture or streetscape.

From our experience with these facilities and our knowledge of activities at the home for developmentally challenged adults, we are confident that neither of these three operations will have any type of adverse impact on the community.

As we explored the details of the by-law, we find the current site is provided with a bit of a holding zone that would anticipate future rezoning to an 'E' zone. This would permit up to 20 residents in a residential care facility which is equal to the capacity of the proposed development, the Lynwood site on Forest Avenue, and the existing home for the developmentally challenged adults on Catherine Street all put together. While the requirements of the by-law would tend to prefer this approach, we believe that our proposal makes more sense.
Summary

We are excited about this new opportunity that will allow our organization to provide the important services needed by our community that contribute to developing a healthy community and also contribute to making Hamilton the best community in which to raise a child. We will be investing funds to readapt, reuse, and upgrade a former industrial building. Many of the activities on the site will continue in a manner similar to the way the property has been used for the past 16 years.

Given our longstanding history and our experience, and the confidence we have in our expectations of our future role in your community, we believe that by full and open dialogue, any fears or apprehensions there may be about our client group, our organization or how we function within the neighbourhood, can be dispelled.

We have collectively over 200 years of experience in properly responding to these special needs in our community in a manner which has allowed us to fit quite well into a residential neighbourhood and not only utilize, but also contribute to, the range of services, committees, functions and programs in the downtown area and within the residential communities in which we reside.

If you have further concerns or questions please feel free to contact either:

Deirdre Finlay  
Executive Director  
Charlton Hall Child & Family Centre  
905-529-7262 ext 217

Alex Thomson  
Executive Director  
Lynwood Hall Child & Family Centre  
905-389-1361 ext 223

Thank you
“You have heard the story of my daughter’s courageous journey within the world of mental health. She has shared her highs, her lows and where she believes she is today. She has told you that she knows she will have good days and bad, and that her journey will last her lifetime.

What you perhaps did not hear is that her journey was one our whole family had to travel. We were confronted with ignorance and lack of understanding, why didn’t we parent our child better ..........

After battling mental illness for her lifetime things came to a head when Brittany was 13. ... She in fact started contemplating the end of her life. She wrote stories about how much happier everyone would be without her, she had no friends, no hobbies and no interest in the world around her. This was when the suicidal thoughts started, this is when she needed hospitalization, this is when we became her advocates and supporters for greater health and understanding, treatment and acceptance. This is when the first suicide attempt was made.

We initially had Brittany seen in the community and participated in support groups, we did everything we could to learn about mental health and how better we could assist Brittany. We started educating our family and friends and started talking back when others blamed us. We in reality accepted Brittany for who she was and decided that we needed to find away to help her and us to live together. We went to the school and demanded support, we outlined the expectations for Brittany and charted her success, we stuck to the same routine to ensure she felt safe and structures as this seemed to work.

After two years of looking into all the community supports we could find, quitting my full time job to stay home so Brittany was safe, taking mortgages and loans to support us, Brittany was getting worse, not better, she was now sad, depressed and doubting herself. We came together and requested support. After much research and contemplation we found Charlton Hall and decided this was where Brittany needed to be. We completed the paperwork and we waited, we called and we waited. The space for Brittany finally came in March 2006. In fact we had our interview on March 3, 2006 and signed the consents, Brittany moved in on March 6, 2006. She had consented to get help, she wanted it but she was going away, no longer my child but that of a group home, where had things gone so wrong and why couldn’t we help her.
It was the lowest time of my life, I knew my daughter needed help but why not with me, why not at home, how could things have been so bad, what had we done wrong. Brittany's first few months were full of struggles, she had never made friends and was living with girls, she was forced to interact and follow program and address issues, she of course rebelled and tried everything to pull away not to get involved and ultimately to not get help. I cried, I couldn't believe that we had separated our child from us, sent her away and things were worse. She was cutting herself and angry with me, she refused to come home and visit and would often hang up the phone when I called. Staff would tell me she was attention seeking, and perhaps at times it was but at others it was the little person within trying desperately to get out and get noticed. The pain inflicted from cutting let her know she was alive with feeling, it kept her in this world. Brittany wanted to be liked and saw herself as different, unlikeable and not needed, she was not attention seeking she was looking for help. After about two months I went by to visit and there was a difference, Brittany was wearing make up, she had done her hair and was dressed neatly. She spoke about her "friends" and going on program. She actually had a smile and could see a future.

Over the next several months Brittany embraced the program, she flourished, she went to the mall, took a bus, joined a baseball team, all things she had never done in the past as she was afraid. She spoke to friends and participated in programs, she expressed anger, but it was appropriate, she expressed hurt but stayed safe, she expressed happiness and this had never been the case.

Brittany continued her journey and in fact also experienced school success for the first time in a long time at the Transitions Day Program, she received four grade nine credits in just 2.5 months. She was becoming "whole". While at Charlton Hall we learned to accept Brittany to work with who she was and what she needed and not worry about what others thought or felt, we were seeing progress our daughter wanted to live.

As a parent I can tell you, sending my daughter away was truly hard, it was a pain that I cannot describe but over the next six and a half months we as a family bloomed and we were afforded the time and break we needed from Brittany to focus and learn to cope......

Accepting that your child needs help that you cannot provide is one thing, making the life altering decision to send them away to get the help is another, but in all honesty my daughter suffers from mental health and needed treatment, but I as her parent needed respect, understanding and validation that things would get better and that we had done our best and together as a team we would help Brittany.

I now look back at our journey and know that Charlton Hall and my family formed a partnership that will last for many more years to come. I appreciate the role that they played in my daughter's life and hope that they can understand the role I want to play in their life.
Today Brittany is a successful grade 10 student at St. Mary’s. She has played on the school softball team, joined our community baseball team, is looking for part time work and has several friends. She is looking forward to a career in social work, working with youth.

She still has difficult days but has learned strategies to cope, and when things get really bad, she is able to get herself back up, dust herself off and move forward with assistance and support. She truly is my hero, and wouldn’t be who she is today without Charlton Hall.

You see mental health affects 1 in 5, it is the leading cause of suicide in our young children, it is not a choice but an illness. It has nothing to do with you or me, and there is no reason why some have it and some do not, but together we can accept it and work with it, and in reality live a normal productive life, without shame or prejudice. After all isn’t that what we all want for our children.”
Staff,

Throughout all of my years you have always been there lending a hand showing you care.

When the hard times came and I couldn't go on you were there talking to me and keeping me strong.

And when I was depressed thinking I should let my feelings hide you were there telling me I shouldn't keep them inside.

And all of these times when I cursed and I suffered you all understood that I was just showing I cared.

Through all of the good times and all of the bad Charleston Hall is the best memory I've ever had.

And as the time comes that we must depart these will always be the memories locked deep in my heart.

Jennifer
June 1987
I lived a very important almost 3 years in Charlton Hall Group Home for girls in Hamilton, Ontario. For the past 9 years I have been sending the girls that live there little Christmas packages every year~ just to remind them that someone who's 'been there' is thinking about them, and to give them something to open on Christmas Day...

This year, they are getting my piano.

Deirdre Finlay, the Home's Director and last of the staff that were there when I lived there, generously accepted my offer and agreed that it would be special to have the piano there for the girls and even said they have a Choir Leader on staff, so she knows that it would be put to great use. While I read her email with tears in my eyes, she said they would put a plaque with "Jennifer's Piano" on it so they would always know my story and where it came from!

I want to inspire these girls as they really have to odds stacked against them. Inspire them the way the piano inspired me growing up ~ gave me the opportunity to dream, to perform, to study, to be creative and to have hope. All of the wishes i have for these girls. They range in age 12-18 but over the last number of years, they are sadly coming in to the Group Home younger and younger. They just need a chance.

With the Christmas spirit in mind I called Williams Moving and Storage here in Vancouver and told them the story about the girls and hoped they could help. They put me in touch with United Van Lines in Toronto and long-story short, together they are moving the piano to Charlton Hall for free!

I was brought to tears and every step of this decision has been a very emotional one for me...but from the moment the process has begun, I knew, deep in my heart that my dear piano will be just where it belongs.

I know everything happens for a reason, and I know that I never could sell my little Heinzman Upright Grand Piano because it was never meant to be.

So, on Monday December 21st the piano will begin its journey home, where it will hopefully even inspire ONE girl and somehow bring some joy and light and love...

Merry Christmas,

Love,

Jennifer xo

Christmas 2009
July 12, 2008

Dear Staff and Management,

Hello, my name is Jennifer Paul. I was a resident there from February 3, 1993 till June 11, 1994. I am writing this letter because of a recent conversation with my 8 year old daughter.

She wanted to know why I lived there, she felt sorry for me. After I tucked her into bed, I spent a few hours going through all of my Charlton Hall memories and re-reading the journal I kept with staff.

I would like to begin by apologizing and it is completely heartfelt.

I could be a real "B", I caused/created difficulties on a regular basis. I really behaved very poorly.

My biggest regret is that even though I knew it wasn't true I was always saying none of you really cared, you were only there for a paycheck.

I was WRONG and to be honest, I knew that then.

Everyone of you showed me how much you cared and continued to do so, no matter how badly I treated you.

I suffered many of life's little and big blows while a resident there, some self-inflicted. Staff was always there.

My biggest "blow" while a resident was the death of my dad. It was a time when I was nastiest to all of you, but I pray you all know that I couldn't have survived without you all.

I want to thank you for a time period that represents my happiest memories.

Shopping with Sheri was always full of laughs.

Bon Jovi with Maryanne was the best. Movies with Nancy, ice-cream with Colleen, Toni's story of her childhood bird that was sat on is till one that makes me smile.

Camping with a very pregnant Isabel, that weekend is one I'll always cherish. Sitting and talking with Lynn or Richelle or Suzanne, any and all of you was fantastic. I have all happy memories with each and every one of you.

Even memories that aren't happy are remembered fondly.

My biggest thank you is for when my dad passed away, you were all so wonderful and I remember every act of kindness you showed.

Tracy Newton held me that morning while I cried. Toni worked that 1st morning and I hang on to her words of how much he loved me.

Richelle, Nancy, Colleen, Lynn, Isabel, Maryanne, all of you worked that week and all of you let me cry, scream, laugh, whatever I needed.

It was very important to me to wear a dress and look pretty for my dad at his funeral. Sheri lent me a dress of her own, that small act of kindness still touches my heart.

Thanks you for being such strong, wonderful women, you are all such kind and caring women.
This part is to all the staff and management of that time, the ones that are there now and the ones that will come in the future.

You are doing a wonderful thing. You have, I believe the hardest job, you have to take a young lady who feels broken inside, feels worthless, a young lady who has been lied to and hurt by everyone in their lives they are suppose to trust. You take this young lady and begin the repairs to her soul, giving her the tools to continue those repairs long after she has left the safety of those doors.

I know that it may seem like you are un-appreciated, you are all doing such important work and you are making a big difference in the lives of so many young ladies and you have equipped them with such powerful knowledge they will help people as they grow all because you women are there day after day.

As I end, I just want to say thank you one more time.

I feel I am a success in life. I have 2 beautiful children whom have no idea what it feels like to be spanked let alone beaten.

I own my own Convenience Store (2 actually and I am about to purchase another one). I have been published many times for my poetry.

I believe this is all because of the tools you gave me, to stop cutting, stop hating myself, you gave me the tools to stop beating myself up for my life and to create one for myself.

You truly are all amazing people!

Sincerely Yours,

Jenn
December 2011

To all the staff at Charlton Hall

It has been a long journey for Kayla, her brother and family, although it’s
never over! She has overcome such great pain and obstacles in her young life
and is on her way to a healthy satisfying adulthood.

I want to thank each and every one of you for your part in Kayla’s
corecovery, without all of you, I don’t know how we would have coped. You were
our ‘Rock’ when we all needed help. You gave Kayla back her spirit and self
confidence and allowed her to be who she is and I will be forever grateful to
each and every one of you. Kayla still speaks fondly of her experience at CH
and that speaks volumes.

Laurie Sams and family
To our Wonderful
Chatton Hall Family,

We would like to thank you for everything that you have done, and continue to do, to support Sarah on the road to recovery.

You support not only Sarah, but the entire family, and we are so incredibly grateful for that.

Thank you for the care you provide, for keeping Sarah safe, and for being there for all of us.

You truly change people's lives!!

April 2010

Thank you

With love and appreciation,

The McNally Family
City of Hamilton
Planning and Economic Development Department

To whom it may concern,

My family and I have been the immediate neighbor of Charlton Hall at Charlton Ave. W. in Hamilton since 1997. I am writing to you today to offer my support for this facility's efforts to create a new combined facility. It is not that I would like to see my neighbor go. Quite the opposite. I would hope that they would stay here. They have been and continue to be the best type of neighbor a young family could ask for. Always considerate and available, we have in the past 13 years only had very small issues that together we were able to resolve. I would hope that the new neighborhood could put aside their fears of the unknown and embrace the efforts of Lynwood Charlton and welcome them as part of their community.

Thank you,

Dean & Georgia Corkins
Hamilton, ON

Thank you,

Dean Corkins
Radiant Resources Canada Inc.
BUILDING CONDITION ASSESSMENT REPORT
52-56 Charlton Avenue, West
Hamilton, Ontario – October 2011
(A Verification Report Subsequent to 2006)

Prepared for
The City of Hamilton,
Public Works Department,
Facility Management Services

Prepared by
Evans Consulting & Management Services
& Vanderwestern, Rutherford Mantecon Inc.,
Consulting Engineers.
# Building Condition Assessment Report

52-56 Charlton Avenue West, Hamilton

## Table of Contents

1.0 Executive Summary.......................................................... 1

2.0 Findings .............................................................................. 5

2.1 Changes in the Condition of the Facility .................................. 5

2.2 Observations ........................................................................ 9

2.3 Priorities ........................................................................... 12

3.0 Recommendations ............................................................ 12

4.0 Condition Assessment Report ............................................. 15

Prepared by ... Evans Consulting & Management Services

Prep: Vanderwenden Rutherford Mantecon Inc.
1.0 Executive Summary

The City of Hamilton own the facility located at 52-56 Charlton Avenue West, in the downtown core of the City. The facility consists of two three storey Victorian style houses attached through the construction of a horizontal single storey link connecting the two buildings. Each building consists of a basement and 3 floors. The approximate area of the two buildings combined is 17,900 square feet. The facility is currently leased to the Charlton Hall Agency. In our opinion, the building would be classified as ‘Group C’—(Shelter for Women, Hostels and Lodging Houses) Occupancy under the Ontario Building Code. As such the building is required to have fire separations throughout between floors and within certain compartments. We assume the City of Hamilton’s Building Officials have grandfathered the facility into the Group C.

Evans Consulting & Management Services (ECMS) were commissioned by the City of Hamilton to update the '2006 Capital Planning Report' prepared by V2PM. Vanderwesten, Rutherford Mantecon Inc., Consulting Engineers of Hamilton (VRM) were contracted by ECMS to provide technical assistance and life cycle cost analysis in the architectural, structural, mechanical and electrical disciplines for this project.

The updates made in this report reflect the increased capital costs and the present condition of the building(s) as compared to the 2006 submission. The second part of the exercise was to restate the list of priorities based on continued deterioration of the building elements as well as the positive impact of the capital work that was completed by the City and Charlton Hall.

In reading this report, comments that are italicized are the items that have been amended by Evans Consulting & Management Services. Typeface that is in regular font has not been amended except for the revised costs.

The approach and methodology consisted of a scheduled site visit, a walk through the facility and visual examination of the building's condition. The report identifies items that have been repaired or replaced, areas that have deteriorated further and a revised list of priorities that should be addressed in the coming 5 year period. No invasive or destructive testing was conducted as part of this review, and drawings or project...
changes were not available to consult. A short summary meeting was held with the tenant at the conclusion of the tour to advise them of any safety issues found. Items included electrical, concerns with fire safety on the third floor, and damage caused by rodents.

**Improvements**

Since the initial Capital Planning Process report in 2006, the Charlton Hall (tenant) and the City of Hamilton have completed several capital repairs and improvements to the facility in order to address life safety, code compliance and general maintenance issues. The **major improvements that were completed** over the 5 year period include the following:

1. Replacement of approximately 75% of the flooring in the facility; installing laminate flooring and replacing carpeted areas
2. Full renovation of the Kitchen (#52) including all new flooring, cupboards, plumbing and fixtures.
3. Replacement of three of the air conditioning units #52 and one air conditioning unit in #56.
4. Replacement of the hot water heating boiler in unit 56.
5. Replacement of two domestic hot water heating units.
6. Repair of the concrete stairs and garbage enclosure at the back the kitchen entrance.
7. Upgrade all washroom fixtures and flooring. It is important to note that the washrooms at this time will not meet the Accessibility Legislation requirements for 2025; however, it would appear that there is sufficient space to redesign the area(s).
8. Repair and repaint the interior walls, ceiling and doors in both units of the facility.
9. Replacement of the shingle roof on both buildings
10. Temporary repairs of the soffit and fascia to deter rodents.

**Items that are still of concern**, consist of code compliance, structural issues and life safety. Most of these items are areas that were originally stated on the initial report in 2006.

1. The City of Hamilton installed a new asphalt shingle roof in 2006; however, the soffit and fascia repairs noted in the V2PM report were not completed. Temporary repairs have been made to the soffit and fascia, however; it has not remedied the larger problem; there are now issues with rodents gaining access into the building. The rodents are also causing notable damage to
the insulation on the electrical wiring which presents a fire hazard. There are also signs of the same type of damage to the electrical wiring on the exterior of the building (#52) at the fire exit on the 3rd level. The extent of the damage inside the attic area is unknown and should be investigated further.

2. There are several structural items that need to be addressed in this facility. Again these items were noted in the initial report in 2006 and the degradation has continued. The structural items include repairs to the rubble foundation walls, structural creaking in the brick cladding, and the corner support of the front entrance porch.

3. The fire escape along the east elevation also has some structural concerns as to its construction and the condition of the steel bracing. This is serious and should be considered a priority one item.

4. There is lead pipe still being used for the potable water supply at this facility. Lead pipe is not permitted for the distribution of drinking water under the Ontario Building and Plumbing Codes.

5. The basement back entrance off the laundry room experiences a constant problem with extensive water infiltration and moisture migration through the rubble foundation. This problem continues to worsen and will become more costly as time goes on if not addressed in the next year.

6. The building is known to contain asbestos. A copy of the asbestos report (as noted by the tenant) was not available to ECMS / VRM for this survey. It appears that some of the piping in the basement has been covered with black plastic garbage bags to contain the problem. This is not an acceptable solution and should be remedied.

7. The facility was not designed to be barrier free. There are no barrier free ramps at the entrance, elevators or provisions for vertical transportation, and the washrooms and shower facilities will have to be redesigned. This condition has not changed since the 2006 audit and will be costly to upgrade to meet the AODA legislation for 2025.

8. Minor electrical repairs are required as noted in the report and discussed with the Tenant (Director of the Agency).
9. All of the windows in both facilities need to be scheduled on a replacement program; the units are original and at the end of the projected service life.

10. Painting is considered to be a preventative maintenance measure. The interior of the facility has been painted recently, however, the exterior does require some attention. The interior of the building should be repainted every 3-5 years based on its use. Similarly, the exterior of the building should also be repainted every 5-7 years.

The results of the assessment indicate that the City of Hamilton and/or the Charlton Hall need to invest approximately $1,209,200 in this facility 10 to 15 year period. Of that $1.2 Million, 18% or $215,400 are considered priority one or immediate expenditures that should occur in the first year. 37% or $444,600 of the expenditures are scheduled to occur in the second priority, one to 5 years. The largest category is in the priority 3 items, expenditures that are scheduled to occur outside of the 5 year term and possibly up to 15 years beyond the time of the study. Those expenditures amount to 44% or $536,700.

Priority 5 items are code compliance items. Of those items, that largest is the Accessibility for Ontarians with Disabilities Act. The work is not legislated to be completed until 2025; those items account for $172,000 of the $211,500. Other code and compliance items include asbestos, lead pipe, exit signs and so on. These should be addressed in the time frame stated in the report.