

Development Review Committee - Kirkendall Neighbourhood

Minutes of November 9, 2016

Present: Mark Stewart (Chair), Hamish Campbell (KNA President), Rick Lintack, David Cohen, Norm Newberry, Lynn Gates, Doreen Stermann, Kate Connolly, Cindy Stranak (City of Hamilton)

Guests: Joanne Hickey-Evans, Manager, Policy Planning, Zoning, By-law Reform
Christine Newbold, Manager, Community Planning

Presentation on the Draft Commercial and Mixed Use Zoning Map – Kirkendall

Joanne presented the updated draft of the Commercial and Mixed Use Zoning Map for the Kirkendall neighbourhood. The intent of the meeting was to share the information with the committee. While there is a process to provide comments into what is included in the various zoning definitions, the discussion focussed mainly on presenting the map in its current draft form. Joanne also explained that the zoning outlined on the map implements the approved Official Plan, which cannot be changed at this point. No review will occur until 2019. Any neighbourhood development that does not adhere to the zoning/Official Plan would need to go through the usual review process.

Most of Kirkendall has a C2 zoning on the draft map which is Local Commercial. As such, commercial uses intended to serve the residents within the surrounding neighbourhood are permitted. Locke Street has a new C5A designation which provides greater flexibility. C5A is typically located along pedestrian oriented streets where permitted commercial and residential uses create an active and vibrant pedestrian realm.

Properties that do not adhere to the zoning designation on the day the zoning by-law was approved are considered non-conformingly legal and are covered by a “Vacuum Clause”. A site that changes its use to conform to the new zoning will not be able to revert back to the previous non-conforming use.

Action: Any committee member wishing to provide input into the zoning definitions and the types of uses that are enveloped in the definitions should submit their input to Mark by Monday, November 14th, 2016 and he will coordinate our response back to City Hall.

Updates:

Allenby Lofts

Rick is the architect for the project and so was able to update the committee on the current plans. There will be stack townhouses running north-south and a pair of semis on Poulette. The current zoning allows for a single family unit rather than the two semis on that site which is the only portion of the plan that does not adhere to the current Zoning as permitted.

LRT Storage Shed

A public information/input meeting will be held at 7:00 pm on November 24th to discuss the proposed location of the LRT Storage facility.

Action: Mark offered to do up a flyer for the surrounding homes advising residents of the meeting. The flyer will be completed on Friday, Nov. 11th. Committee members will distribute the flyers. Mark will put the information on Twitter and asked that the committee members re-circulate his tweet as well. Cindy will include the information in Aiden's weekly newsletter update.

Feasibility of Locke Street – 2 way between Main and King

The question was raised about the possibility of changing the section of Locke Street between Main and King to two-way. Cindy clarified that this questions had been considered in the past and it was determined unfeasible due to the difficulty of turning left off Main Street. There have been numerous times when the Shanti Yoga studio has been hit due to the difficulty of making the turn.

Next Meeting Date: The next meeting is scheduled for Dec. 14th. Mark will keep the committee updated on if there are agenda items requiring a meeting.