5. COMMUNICATIONS

*5.2 Correspondence from Dan van den Beukel respecting Development at 310 Frances Avenue, Hamilton
(Referred to the General Manager of Planning and Economic Development at the March 27, 2019 Council meeting)

Recommendation: Be received.

6. DELEGATION REQUESTS

*6.2 Lachlan Holmes, HamiltonForward, respecting Development at 310 Frances Avenue, Hamilton (for today's meeting)

8. PUBLIC HEARINGS / DELEGATIONS

8.1 Applications to Amend the Urban Hamilton Official Plan, Zoning By-law Nos. 3692-92 and 05-200, and Approval of a Draft Plan of Subdivision "Midtown" for lands located at 1809, 1817, 1821 Rymal Road East, Stoney Creek (PED19030) (Ward 9)

*8.1.a Written Comments
1. Bashir Dhalwani
2. Sam Destro

*8.1.b Staff Presentation
TO: PLANNING COMMITTEE, CITY OF HAMILTON

FROM: DAN VAN DEN BEUKEL, CITIZEN OF HAMILTON (WARD 10)

DATE: MARCH 18, 2019

RE: URGENT REVIEW – DEVELOPMENT & SITE APPLICATION AT 310 FRANCES AVENUE STONEY CREEK (WARD 10) FOR 3 TOWERS (48, 54 & 59 STOREYS HIGH)

BACKGROUND:

“The [City of Hamilton] has received both a Development Application, no. DA-19-020, and Site Plan Application, no. SPA-19-020, [from New Horizon Development Group] for the lands at 310 Frances Ave, in Stoney Creek. The plans call for three towers, the shortest at 48 storeys, the middle at 54 storeys, and the tallest at 59 storeys. If built, these towers would become the 3rd, 2nd, and 1st tallest towers in the City, respectively.”


RECOMMENDATIONS

To request that City Council and/or the Planning Committee take the following immediate action(s):

(1) Freeze or postpone the application for 310 Frances Avenue until the city has properly consulted with the neighbourhood, QEW-Lake Ontario and Gray road-Fruitland road, and the planning committee regarding this development and the maximum building height specifications or

(2) Amend the bylaw(s) that enables this application, which changed the maximum building height for 310 Frances Avenue to “none”, to match the Amica Senior Living Centre at 135 King Street East at 5 storeys high.

Note: (i) According to the City of Hamilton website, there are no secondary plans for the lands between the QEW and Lake Ontario, Gray road and Fruitland road. (ii) According to city staff, this application goes before a Design Review Panel on April 11th and final approval shortly after. Therefore, this request requires immediate action.
COMMENTS

1) I am very disappointed that our local government would allow any lands or developer to have zero restriction on building height, particularly those next to residential properties or single-detached homes.

2) I find any structure taller than the Amica Senior Living Centre, which is located at the former Stoney Creek Diary lands, to be vastly inappropriate, greedy, over-indulgent and disrespectful to the community, the environment, and neighbours.

3) **As a councillor, ask yourself:** “Would I want a tower next to my home?”

4) See appendix for photo of lower Stoney Creek, which illustrates stark contrast between the average home building height and recent commercial building development.

5) Why is there no secondary plan for lands between QEW & Lake Ontario, Gray road & Fruitland road?

6) According to the article cited above, the three towers will have 1836 units in total. As a homeowner, I’m afraid this could have a negative effect on the local housing market - contributing to a buyer’s market, lowering housing demand, decreasing home prices, particularly those immediately surrounding this development.

7) If approved, these towers may become the tallest building in the city of Hamilton. **Does this mean, lower Stoney Creek will become the new city centre for Hamilton** (since most cities throughout the world are centred around the tallest building)? For example: Eiffel Tower in Paris France (1890-1930), Empire State Building in New York City USA (1931-1971); Sears Tower in Chicago USA (1973-1998), or any church throughout Europe.


10) None of this development supports or strengthens our community. It may put more significant financial stress on our transportation infrastructure (e.g. highways & bus system), our education and social infrastructure. Note: There are no schools, buses, recreational centres or grocery stores near this site, let alone anywhere else in ward 10.
11) There needs to be more attention paid to developed lands as we pursue intensification throughout the city and rebuild to make the city the best place to age gracefully and raise a family for all.

12) The apartment building next to 310 Frances Avenue at 500 Green Road appears to have 15 storeys – see Google Maps Street View. Therefore, the proposed development at 310 Frances Avenue would be nearly 4x’s taller than the apartment building at 500 Greens Road – see appendix A for photo of lands.

13) I hope you, as elected officials and as our local government, make the right decision.

Have a great day.

Sincerely,

Dan van den Beukel
APPENDIX

A) Photo of lower Stoney Creek from Ridge Road.
B) 3D rendering of towers

Form: Request to Speak to Committee of Council
Submitted on Friday, April 12, 2019 - 3:10 pm

==Committee Requested==
Committee: Planning Committee

==Requestor Information==
Name of Individual: Lachlan Holmes

Name of Organization: HamiltonForward

Contact Number:

Email Address:

Mailing Address:
Hamilton ON

Reason(s) for delegation request: To speak in favour of 310 Frances project at April 16th meeting

Will you be requesting funds from the City? No

Will you be submitting a formal presentation? No
April 9, 2019

The City of Hamilton
Planning and Economic Development Department
71 Main Street West, 5th Floor
Hamilton, Ontario
L8P 4Y5

Attn: Yvette Rybensky
Senior Project Manager

Sent via email: Yvette.Rybensky@hamilton.ca

Re: Comment Letter for Proposed Rezoning at 1809, 1817 and 1821 Rymal Road East, Stoney Creek
Zoning By-law Amendment File No. ZAC-16-064

Dear Ms. Rybensky,

I am the owner of Tiny Hoppers at 1976 Rymal Road, a large high-quality day care centre in very close proximity to the lands subject to the above noted Zoning application. Please accept this comment letter regarding the proposed Zoning By-law Amendment for lands municipally known as 1809, 1817 and 1821 Rymal Road East, Stoney Creek.

Less than five years ago, more than a million dollars was invested in our professional child care centre. We employ more than a dozen highly trained and compassionate staff to serve the needs of the Summit Park community and beyond. Since we opened, another day care centre opened on Rymal Road a few hundred meters west of us. This neighbourhood is more than sufficiently served and we feel that another day care is not needed to service the community.

While considering the above, it is important to contemplate the cumulative impact of rezoning lands to allow another day care so close to Tiny Hoppers and 1910 Rymal Road East.
Thank you for the opportunity to provide comment on the subject Zoning By-law Amendment Application and I look forward to the City’s reply in this regard. Please accept this correspondence as an official request to be notified of further information regarding this file as it becomes available.

Yours very truly,

Bashir Dhalwani
President
April 11, 2019

by email: Yvette.Rybensky@hamilton.ca

The City of Hamilton
Planning and Economic Development Department
71 Main Street West, 5th Floor
Hamilton, Ontario
L8P 4Y5

Attn: Yvette Rybensky
Senior Project Manager

Re: Comment Letter for Proposed Rezoning at 1809, 1817 and 1821 Rymal Road East, Stoney Creek
Zoning By-law Amendment File No. ZAC-16-064

Dear Ms. Rybensky,

I am the owner of two Esso gas bars and car washes in very close proximity to the lands subject to the above noted Zoning application which I recently received. Please accept this comment letter regarding the proposed Zoning By-law Amendment for lands municipally known as 1809, 1817 and 1821 Rymal Road East, Stoney Creek.

My concern is simple. We are a local Hamilton business that has invested millions of dollars in these two locations, providing fuel and carwash services to this area and feel that we have sufficiently met the needs of the local neighbourhoods and the travelling public.

While considering the above, it is important to contemplate the cumulative impact of rezoning lands to allow a gas bar and carwash directly across the street from a new state of the art facility.

Thank you for the opportunity to provide comment on the subject Zoning By-law Amendment Application and I look forward to the City’s reply on this. Please accept this letter as my official request to be notified of further information regarding this file as it becomes publically available.

Yours very truly,

[Signature]

Sam Destro
Tamlann Investments Limited and
1643971 Ontario Inc.
WELCOME TO THE CITY OF HAMILTON

PLANNING COMMITTEE

April 16, 2019
PED19030 – (ZAC-16-064)

Applications to Amend the Urban Hamilton Official Plan, Zoning By-law Nos. 3692-92 and 05-200, and Approval of a Draft Plan of Subdivision "Midtown" for lands located at 1809, 1817, 1821 Rymal Road East, Stoney Creek.

Presented by: Yvette Rybensky
Location Map 1 of 2

File Name/Number: ZAC-16-064
Date: February 4, 2019

Appendix "A"

Subject Property
1809, 1917 & 1921 Rymal Road East
Block 1 – Lands to be added to City of Hamilton Zoning
By-law No. 05-200 and zoned Mixed Use - Medium Density (C3) Zone
Block 2 – Lands to be added to City of Hamilton Zoning
By-law No. 05-200 and Zoned Mixed Use – Medium Density (C3) Zone
Block 3 – Lands to be added to City of Hamilton Zoning
By-law No. 05-200 and Zoned Mixed Use – Medium Density (C3) Zone
Block 4 – Modify the existing Multiple Residential “RM3-37”
Zone, Modified
Block 5 – Change in zoning from Neighbourhood Development “ND” Zone to Multiple Residential “RM3-37”
Zone, Modified
Block 6 – Change in zoning from Single Residential “R1”
Zone to Single Residential “R3-41” Zone, Modified

Key Map - Ward 9
Location Map 2 of 2

File Name/Number: ZAC-16-004
Date: February 4, 2019

Appendix "A"
Scale: N.T.S.
Planner/Technician: BN/AL

Subject Property
1809, 1817 & 1821 Rymal Road East

Block 7 – Change in zoning from Single Residential "R1" Zone to Single Residential "R3-41a" Zone, Modified
Block 8 – Change in zoning from Neighbourhood Development "ND" Zone to Multiple Residential "RM3-67" Zone, Modified
Block 9 – Change in zoning from Multiple Residential "RM3-47" Zone to Multiple Residential "RM3-67" Zone, Modified
Block 10 – Change in zoning from Service Commercial "CS-1" Zone Modified to Multiple Residential "RM3-67" Zone, Modified
Block 11 – Other lands owned by the applicant
Block 12 – Other lands owned by the applicant

Key Map - Ward 9 N.T.S.
(Concept plan for Blocks 1, 2, 3, 8, 9, 10 & 12)
Existing secondary school south of Phase 3, Bishop Ryan Catholic Secondary School
Existing residential and institutional lands to the south
Phase 3 of Subject Lands, showing dwelling units under construction
Phase 1 lands with open space block, looking west
Rymal Road East, showing Phase 3 of Subject lands
THANK YOU FOR ATTENDING
THE CITY OF HAMILTON PLANNING COMMITTEE