



City of Hamilton PLANNING COMMITTEE ADDENDUM

Meeting #: 20-003
Date: February 18, 2020
Time: 9:30 a.m.
Location: Council Chambers, Hamilton City Hall
71 Main Street West

Lisa Chamberlain, Legislative Coordinator (905) 546-2424 ext. 4605

Pages

8. PUBLIC HEARINGS / DELEGATIONS

8.1 Applications for Amendments to the Urban Hamilton Official Plan and Hamilton Zoning By-law No. 05-200 for Lands Located at 461 Green Road (Stoney Creek) (PED20043) (Ward 10)

*8.1.b Added Written Submissions:

2

- (ix) Alison Cruickshank
- (x) Doug and Pat Stanford
- (xi) Lenore Kummel
- (xii) Terylene McClelland
- (xiii) Debbie Martin
- (xiv) Judith A. Duncan
- (xv) Henry Kamphuis
- (xvi) Frank Jalsevac
- (xvii) Dave and Dianne MacLean
- (xviii) Colleen Saunders
- (xix) Sherry Hayes and Dennis Facia

Chamberlain, Lisa

From: Alison Cruickshank
Sent: February 10, 2020 3:06 PM
To: Vrooman, Tim
Subject: Zac-18-034

Zoning amendment file no UHOPA-18-013

ZAC-18-034

The neighborhood has already undergone a significant redevelopment
The proposed 14 storey high rise 260 units is completely out of character with the area, the building will totally block any day light from my town Home on Frances Ave which backs onto this development and will lower the value of my home and other homes in the area no matter how attractive the developer makes this plan

I will be over shadowed by this building with balcony's looking directly into my home the height of the building will reduce privacy and light to my home

Deep Excavations to accommodate the under ground parking and height of the building cause concern for the integrity of foundations of existing homes

the residential neighborhoods surrounding the property will witness a dramatic increase in traffic in an already heavily congested area, the amount of traffic has increased since the building of town homes and the condo building on Southshore Cres

Any structure taller than five storeys is "vastly inappropriate, greedy, over-indulgent and disrespectful to the community, the environment and neighbours."

Having a meeting on a weekday in the morning makes it very difficult for people to attend who have to work these meetings should be held on an evening

Alison Cruickshank

8-1 (x)

Carson, Katie

Subject: FW: RE 461 Green Rd Stoney Creek

From: Pat Stanford
Sent: February 11, 2020 9:21 AM
To: clerk@hamilton.ca
Subject: RE 461 Green Rd Stoney Creek

We are strongly against this project. It is far too large. The roads and parking will NOT be able to handle this amount of traffic. It also will ruin our beautiful area. This is not an acceptable project.

Doug & Pat Stanford
500 Green Rd

OFFICE OF THE CITY CLERK	
FEB 11 2020	
REF'D TO	_____
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ACTION	_____

Carson, Katie

Subject: FW: Development 461 Green Road, Stoney Creek

From: lenore kummel <lenore.kummel@hamilton.ca>
Sent: February 11, 2020 4:30 PM
To: clerk@hamilton.ca
Subject: Development 461 Green Road, Stoney Creek

Dear Sir,

I am writing to protest the development at 461 Green Road. Stoney Creek

It is another assault on this community that will increase traffic problems in an area with narrow roads and little open spaces. Street parking is already at a minimum. The overflow from the QEW onto the North Service Road when there is an accident or heavy traffic on the QEW blocks our side streets!

We have often had flooding on the streets during bad storms and can only assume that the sewers are not adequate for addition large constructions.

Bird migrations will be further interrupted and many killed with the rise of further towers near the waterfront.

Please consider much more modest developments in this area, not based on profit for uncaring developers!

Please include my letter in the agenda at the February 18th Planning Committee Meeting.

Sincerely,

Lenore Kummel

OFFICE OF THE CITY CLERK	
FEB 11 2020	
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ACTION	_____

Carson, Katie

Subject: FW: Letter to add to the agenda Feb 18th Planning Committee Meeting

From: TMcClelland <[redacted]>
Sent: February 13, 2020 2:43 PM
To: clerk@hamilton.ca; Vrooman, Tim <Tim.Vrooman@hamilton.ca>
Subject: Letter to add to the agenda Feb 18th Planning Committee Meeting

To Tim & City Planning members & all this may concern

Please add my letter to the agenda of the February 18th Planning Committee Meeting - 461 Green Road Item 8.1

MYSELF, MY FAMILY & COMMUNITY NEIGHBOURS ARE VERY CONCERNED FOR:

- There Will Surely Be Safety Issues For All Residents with:
- Severe Traffic Congestion On Our Streets & North Service Road
- Parking Overload On Our Neighbourhood Streets & visitor parking spots
- Infrastructure Overload – What Will Happen With Our Sewers, Hydro, Water?
- There Is Serious Potential For More Area Flooding
- Potential of leading to further “Extreme Highrise” development in a Sensitive area so close to Lake Ontario
- There Will Be Extreme Car Emissions & Noise Pollution
- There Will Be Terrible Destruction Of Wildlife & Birds
- There Will Likely Be Extensive Loss Of Green Spaces
- The height of the buildings will shadow out the sunshine the homes below of established Tax paying residents that chose this area because it was a plaza not a high-rise condo building!

Please take the above information into consideration for PREVENTING High-rise Condo development within the lake front areas!!!

Thank you
Best Regards
Terylene McClelland

OFFICE OF THE CITY CLERK	
FEB 13 2020	
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ACTION	_____

8.1 (XIII)

Carson, Katie

Subject: FW: [*]Building Committee meeting for Feb. 18, 2020

From: Deborah Martin
Sent: February 13, 2020 2:53 AM
To: clerk@hamilton.ca
Subject: []Building Committee meeting for Feb. 18, 2020

Please include this email in the minutes for the 461 Green Rd. meeting in Council on February 18, 2020

To Mayor and Counillors

This email is regarding 461 Green Rd. development in Stoney Creek. It has become necessary to make the city aware of our small, isolated community and wonder if the intention is to cover every square inch of land we have with high-rise buildings. The original plan called for 6-8 stories with provided parking. Our streets can not handle any more publicly parked condominium cars. Neighbours have complained regarding the lack of parking as it is.

Also, with the proximity of the QEW and its limited 3 lanes had not been built to handle the deluge of early morning cars emptying out of large multistoried buildings along its route. Traffic congestion on the QEW now is horrendous especially on the Burlington Skyway with no plans to remedy the situation. All of this traffic, heading eastbound, emitting noxious fumes pollutes our environment along the way. Traffic overload happens between 7am and 9:30am each day as cars slowly leave our area and make a snaillike pace over the bridge.

Infrastructure within our area including hydro and sewage pipe refitting has not been upgraded. Also, there remains serious concerns regarding flooding in the area as more land is covered with cement.

We need a more controlled,, sustainable growth plan when development is considered for an area. the size and density of 461 Green Rd. does not meet those specifications. There has been an onslaught of development without adequate cosultation with the entire neighbourhood that will be the most affected. I am opposed as are the majority of residents, with the size and height of this development. We are requesting a reassessment of the requested development at 461 Green Rd.

Have developers submitted an application for Formal Consultation which will identify all of the studies done plus results required to accompany the application to build on a site. Two studies in particular are a Transportation Impact Study and a Neighbourhood Traffic Calming Options report. We have heard nothing about any results of studies for our Green Rd. neighbourhood.

Thank you for your interest and attention to our neighbourhood concerns.

Respectfully submitted,
Debbie Martin.

OFFICE OF THE CITY CLERK	
FEB 13 2020	
REF'D TO	_____
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Chamberlain, Lisa

From: clerk@hamilton.ca
Sent: February 14, 2020 8:43 AM
To: Chamberlain, Lisa
Subject: FW: 461 Green Road

[Faint, illegible text]

From: Judith Duncan
Sent: February 13, 2020 4:52 PM
To: Vrooman, Tim <Tim.Vrooman@hamilton.ca>; clerk@hamilton.ca
Subject: 461 Green Road

Please add my e-mail to the agenda for Feb 18th planning committee regarding item 81 ---development at 461 Green Road, Stoney Creek

Please consider my objection to the size of this development. A building on this site of no more than 3 storeys would be a welcome addition if it were to contain a few stores to provide services and supplies to the neighbourhood to decrease our dependence on motorized vehicles. Any building bigger than this is a threat.

A multi-storey building would put additional strain on the already crowded area. Already high buildings are causing wind tunnels, congestion and parking on surrounding roads, lack of green space and declining numbers of fauna and flora. The public needs access to green spaces and the lake away from high levels of pollution. Such close proximity to Hamilton refineries already produces days where air quality is questionable. In recent years the lake levels have increased which has resulted in flooding, more building will only add to this risk.

The addition of many units will lead to traffic congestion, poor air quality, lack of available parking spaces and increased safety issues. As this area has no public transit people purchasing in this area are in need of more than one vehicle per dwelling which is never an option in new multi storey buildings.

Respectfully submitted

Judith A Duncan
[Faint signature]

8.1 (xv)

Chamberlain, Lisa

From: clerk@hamilton.ca
Sent: February 14, 2020 8:46 AM
To: Chamberlain, Lisa
Subject: FW: February 18th Planning Committee Meeting - 461 Green Road Item 8.1

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From: Hank Kamphuis
Sent: February 13, 2020 11:34 PM
To: clerk@hamilton.ca; Vrooman, Tim <Tim.Vrooman@hamilton.ca>
Subject: February 18th Planning Committee Meeting - 461 Green Road Item 8.1

Dear Sir or Madam,

Please add my letter to the agenda of the February 18th Planning Committee Meeting - 461 Green Road Item 8.1

I have lived in this community for over 20 years. In the beginning, it was a quiet neighbourhood with wonderful natural areas for walking and cycling. Since that time, the development seems to be exponential. Every open or wooded space is now being looked at for high density housing. This greatly concerns me for many reasons, some of which follow.

1. The traffic congestion in this small area is becoming obscene. This is heightened by the fact that there are only three bridges crossing the QEW to get to any amenities.
2. There are already too many cars parked on the streets that allow parking (increasing the traffic congestion).
3. It is becoming unsafe to walk or cycle on some of the streets due to both the parked cars, the traffic congestion and the lack of sidewalks. Additionally, the only three bridges crossing the QEW to provide access to amenities in town have no sidewalks or cycling lanes.
4. There have been numerous floods over the last few years due to the removal or modification of the natural watersheds. Increased building will remove what little is left exposing the residents to increased cases of flooding.
5. The south shore of Lake Ontario is a natural resting area for many migrating birds. This natural treasure is being eradicated by the current development plans.
6. These high density developments are understandable in a city centre, a place where one has access to many amenities, but there are literally NO amenities on the North side of the QEW between Centennial Ave (Hwy 20) and Fifty Road. There are no shops, no restaurants, no grocery

stores and there is no bus service here. One needs drive for virtually every necessity further exacerbating the traffic congestion, the parking situation and the unsafe walking and cycling environment.

As I mentioned, these are but a few of the reasons I feel that this development is not in the best interests of this neighbourhood. In addition, should this project be approved it will set precedent and I fear that Maria Pearson (the councillor for this ward who is more interested in enabling the developers than in representing her constituents) will be trying to bulldoze even more high density projects on to any piece of grass left.

Please consider these reasons as well as the many others I am sure have been brought to your attention.

Sincerely,

Henry Kamphuis

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8-1 (xvi)

OFFICE OF THE CITY CLERK

FEB 14 2020

February 14, 2020

Application for Amendments to the Urban Hamilton official Plan and Hamilton zoning By-law No. 05-200 for lands located at 461 Green Road Stoney Creek (PED 20043):

461 Green Road is presently a 1400 sq m strip plaza zoned C3. The proposal is to change the zoning to a C5 (medium mixed) with 465 sq m of commercial space along with the addition of 260 multiple dwelling units. This ironically gives us a net reduction of 935 sq m of commercial space. The ground floor commercial space is reduced by 66%.

The question remains why the applicant is requesting a C commercial zoning designation when the majority of the complex would be 260 residential units. The residential space could easily be between 18,000 – 20,000 sq m with the commercial aspect only being 465 m giving only 2 ½% of the project dedicated to Commercial. With such a small commercial aspect you have to wonder why the new zoning isn't a HIGH DENSITY residential application. According to E 3.6.3 of UHOP local commercial uses may also be permitted on the ground floor of buildings containing multiple dwellings (higher density residential) so the need for a commercial designation is in question.

Sticking with the C5 designation for the time being the applicant is requesting 17 pages of "Site Specific Modifications" to the Mixed Use Medium Density (C5) zone (Appendix D to report PED 20093).

With all of these modifications the new designation doesn't even resemble a standard C5 zone. They have essentially crafted their own commercial category. Setting all of the minor details of parking and setbacks aside the two main obstacles to making this property a C5 are height and density. C5 allows for a maximum height of 20 m or 6 stories. The proposal is requesting 14 stories which is a 133% bump up. There are no real parameters for density in the commercial category because there is nothing like what is being proposed. This project in reality is a High Density residential property with a minor commercial aspect.

Density for High Density in "Neighborhood" designated areas is greater than 100 uph (Units per hectare) but less than 200 uph. The amendment is asking for 349 uph which is 75% over the allowable High Density standard. There is a mention of two 18 story buildings nearby being 301 Frances and 500 Green Road as part of the justification. Both of these properties are designated High Density Residential (RM5 by-law 369-92) and have less than the RM5 required maximum density of 150 uph. The reason that they are 18 stories is they have a maximum lot coverage of 35%, so even though they are 18 stories they have a reasonable density of 150 uph.

My objection is not to the height but rather the ultra-high density of 349 uph.

My question to the planning committee is, where did this density of 349 uph come from? It appears to be a specific number to satisfy the developer's need and not based on any policy.

I would ask that the planning committee survey all of the C5 designated zones in "Neighborhood" designated areas to determine the average density. Using this average, compare it to 461 Green Road. I suggest that this property would be an anomaly. 133% of an increase in height along with a 75%

increase in the maximum density are not minor variances and need to be rejected. Why have set parameters if you would allow an applicant to create their own zoning to fit their needs, rather than abide by appropriate zoning regulations in place? Allowing such zoning changes sets dangerous precedents for other applicants to do the same and disregards the expectation of all citizens to live in a city that has been appropriately designed that protects their safety and property rights.

Frank Jalsevac

10/10/18

8-1 (XVII)

Chamberlain, Lisa

From: clerk@hamilton.ca
Sent: February 14, 2020 11:28 AM
To: Chamberlain, Lisa
Subject: FW: Planning committee meeting on Feb. 18th

From: DIANNE MACLEAN
Sent: February 14, 2020 11:27 AM
To: clerk@hamilton.ca
Cc: Vrooman, Tim <Tim.Vrooman@hamilton.ca>
Subject: Planning committee meeting on Feb. 18th

Please add my letter to the agenda of the February 18th planning committee meeting regarding 461 Green Rd. Item 8.1. As residents of 500 Green Rd. Stoney Creek. We are very concerned about the impact this development will have on our neighborhood.

Our main concerns are as follows:

Traffic congestion on Green Rd, Francis Ave, the North service rd. and other streets in the neighborhood.

Parking overload on our neighborhood streets. There is very little street parking on Green Rd.

Safety issues for residents when walking or crossing the streets

Very concerned about infrastructure being overloaded- eg. sewers, water and hydro.

More severe flooding in the area

Noise pollution and car emissions from the added units

Destruction of wildlife and birds due to the increased density and lack of green space

Please take these issues seriously when developers submit their proposals!

Dave & Dianne MacLean

8-1 (XVIII)

Chamberlain, Lisa

From: clerk@hamilton.ca
Sent: February 14, 2020 11:46 AM
To: Chamberlain, Lisa
Subject: FW: February 18, 2020 Planning Meeting - 461 Green Rd, Item 8.1

Importance: High

From: COLLEEN SAUNDERS
Sent: February 14, 2020 11:33 AM
To: clerk@hamilton.ca; Vrooman, Tim <Tim.Vrooman@hamilton.ca>
Subject: February 18, 2020 Planning Meeting - 461 Green Rd, Item 8.1
Importance: High

As I am unable to attend this meeting with other residents of my condo building, I would like to forward in writing my concerns regarding the proposed construction at 461 Green Rd.

I have written to the mayor and councillors in the past regarding the issue and continue to be very concerned for the welfare of our beach front community.

WE ARE VERY CONCERNED FOR:

Severe Traffic Congestion On Our Streets & North Service Road
There Will Be Parking Overload On Our Neighbourhood Streets
There Will Surely Be Safety Issues For All Residents
Infrastructure Overload – What Will Happen With Our Sewers, Hydro, Water?
There Is Serious Potential For More Area Flooding
There Will Be Extreme Car Emissions & Noise Pollution
There Will Be Terrible Destruction Of Wildlife & Birds
There Will Likely Be Extensive Loss Of Green Spaces

Please add my letter to the agenda of the February 18 Planning Meeting agenda - 461 Green Rd, Item 8.1

Respectfully yours,

Colleen Saunders

Chamberlain, Lisa

From: clerk@hamilton.ca
Sent: February 14, 2020 12:23 PM
To: Chamberlain, Lisa
Subject: FW: February 18th Planning Committee Meeting - Please Add to the Agenda for 461 Green Road, Stoney Creek

From: Clerk
Sent: 14 Feb 2020 12:23 PM
To: Chamberlain, Lisa
Subject: FW: February 18th Planning Committee Meeting - Please Add to the Agenda for 461 Green Road, Stoney Creek

From: Sherry Hayes
Sent: February 14, 2020 12:20 PM
To: clerk@hamilton.ca; Office of the Mayor <mayor@hamilton.ca>
Subject: February 18th Planning Committee Meeting - Please Add to the Agenda for 461 Green Road, Stoney Creek

Good Day,

REGARDING: 8. PUBLIC HEARINGS / DELEGATIONS 8.1 Applications for Amendments to the Urban Hamilton Official Plan and Hamilton Zoning By-law No. 05-200 for Lands Located at 461 Green Road (Stoney Creek) (PED20043) (Ward 10) 8.1.a Written Submissions:

Please include our letter in the February 18th, 2020 Planning Committee meeting regarding 461 Green Road, Stoney Creek. Kindly advise that our letter has been received and will be submitted into the agenda. Thank you.

Dear Council, Mayor & Planning Staff,

We ask that council and planning staff please take time to read our submission.

Regarding the development application for 461 Green Road, Stoney Creek, it appears that many local residents are not in favour of the current application for a 14-storey building to be set within a backdrop of existing townhouses. It is even more disturbing given that this plan calls for an ultramodern, glass building which is completely out of character to the surrounding quaint brick and mortar community.

Based on the continued growth in this area and the fact that the North Service Road cannot be expanded upon, it seems unreasonable to believe that more high-density high-rises are suitable for this isolated neighbourhood. It is difficult for residents to understand how those living outside of this community have been able to determine that extensively populating this isolated area is acceptable.

Out of respect to existing residents, we wonder how many city officials, in any capacity, have actually spent any significant time in this area so that they might know how residents live here on a daily basis. In light of the isolation and limited road access, we know firsthand that one road in and out of a community is a disaster in the making when substantial increases in population are forced upon an area. The traffic conditions on our

residential streets, the service road and the highway have become unbearable with the massive, additional growth that has occurred just within the past few years.

Many residents here have now become apprehensive about a variety of issues. We worry about the delayed time implications when first responders are needed and every second counts. We worry about the overload of street parking. We worry about the impatience of drivers. We worry for the safety of pedestrians, cyclists and pets. We worry that there are now more police visits to the neighbourhood. We worry about the damage to the natural heritage system and the migratory birds. With all of these new developments and population, who at the city cares enough to help us stop worrying?

Given the concern for flooding throughout this area, a building of that magnitude with minimal ground-level green space surely goes against the need for water percolation, especially with the nature of climate change that we are clearly experiencing at this time. Is the current residential population expected to contribute to any of the upgrades in sewer infrastructure for the benefit of developers? With more applications being submitted, how is it possible to upgrade to a suitable level to maintain what exists now while adding hundreds of more residential units to this small area north of the QEW?

There are complaints within the community regarding loss of hydro power. Long term residents in this area have commented that power outages are becoming more frequent than in the past. What is the explanation for this? It is only logical that hundreds of additional residential units will surely tax the system further. What is the plan?

Considering the climate crisis announced by Hamilton officials, why are staff and councillors insisting that this city continue to add to the carbon footprint with little thought to mitigation? Where are the open spaces and trees on these high-density proposals? This is the natural and prudent choice for controlling pollution, to lower air temperatures and mitigate flooding, to say the least. Rooftop green spaces and amenities do nothing to help the neighbourhood as a whole. Green spaces are meant for the ground. That is where they exist naturally. Why are variances allowed that create little more than concrete and building footprints that ultimately take the natural green space away?

The original concept for this entire neighbourhood provided for several buildings with extensive green space throughout, similar to the existing two buildings that have stood on Green Road for over forty years. All properties at that time were designed to maximize extensive green space and tree populations to maintain a healthy, well balanced park-like setting along this lakefront community.

Currently, the goal appears to provide substantial variances that minimize green space and trees in favour of high intensification. This only leads to an improperly balanced parcel of land and ultimately to the detriment of an entire neighbourhood.

This is a beautiful, established, quaint, village-style community that will no doubt implode with this continued onslaught of over-development. In light of these concerns, we would like to make it very clear that we are firmly opposed to any more high-rise, high-density developments in this area between Gray's and Millen Roads.

We ask that city officials and development applicants listen to the existing community. Choose a better and more suitable design that takes into consideration the proper balance of this area. Brick and mortar townhouses or a four-rise of similar materials with lawn, gardens and trees are far more complimentary. This is not downtown Hamilton. An urban-style structure with minimal green space does not fit into this community neighbourhood. It is 2020... This is the year for city officials and staff to have a clear vision for the health and safety of your current residents!

Thank you,
Sherry Hayes & Dennis Facia
Green Road Residents