



City of Hamilton

PLANNING COMMITTEE ADDENDUM

Meeting #: 24-005
Date: April 16, 2024
Time: 9:30 a.m.
Location: Council Chambers (Planning)
Hamilton City Hall
71 Main Street West

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

	Pages
5. COMMUNICATIONS	
*5.2 Correspondence respecting 764 Valens Road (Item 11.5) (i) Bruce and Karen McKnight (ii) Craig and Kim Albers Recommendation: Be received and referred to the consideration of Item 11.5.	4
*5.3 Anthony Salemi, West End Home Builders' Association, respecting Detached Additional Dwelling Units (Item 9.1) Recommendation: Be received and referred to the consideration of Item 9.1.	6
10. PUBLIC HEARINGS	
10.1 Applications for an Official Plan Amendment and Zoning By-law Amendment for Lands Located at 140 Glen Echo Drive, Hamilton (PED24071) (Ward 5)	

- *a. Written Submissions: 7
 - (i) Susan Gaziano
 - (ii) Lyndon George
 - (iii) Carmelo Gaziano
 - (iv) Peter Fleming
 - (v) Jane Leach
 - (vi) Chris Melnyk
 - (vii) Sharon Estok
 - (viii) Sarah Barrett
 - (ix) Ann Robertson
 - (x) Christine and Bill Tait
 - (xi) Alison D'Atri
 - (xii) Keith Phillips
 - (xiii) Maureen Nichol
 - (xiv) Wayne Davis
 - (xv) Dan and Debbie Connon
 - (xvi) Shelley and John Hussey
 - (xvii) Suzy Lee
- *b. Registered Delegations
 - (i) Joao Borges (virtual)
- *c. Staff Presentation 31

11. DISCUSSION ITEMS

- 11.5 Request for Direction to Proceed with Appeal of Committee of Adjustment Decision to Approve Consent Application FL/B-23:82 and Minor Variance Application FL/A-23:312, for Lands Located at 764 Valens Road, Flamborough (PED24034) (Ward 13)

- *a. Staff Presentation 58

15. PRIVATE AND CONFIDENTIAL

*15.4 Appeal to the Ontario Land Tribunal (OLT-22-004759) for Lands Located at 405 James Street North, for Official Plan Amendment (UHOPA-21-014) and Zoning By-law Amendment Applications (ZAC-21-031) (Ward 2) (LS23012(b))

Pursuant to Section 9.3, Sub-sections (e), (f) and (k) of the City's Procedural By-law 21-021, as amended; and, Section 239(2), Subsections (e), (f) and (k) of the Ontario Municipal Act, 2001, as amended, as the subject matter pertains to litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and, a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

April 10, 2024

Hamilton Councilors

Many thanks for this opportunity to show our support and speak on behalf of our neighbors and their desire for a severance.

We have known the Slemko family for almost 70 years and during that time we have celebrated life and supported each during times of struggle. Indeed, one would be hard pressed to find better people.

How refreshing it is during a time when so many families are moving away from each, that the Slemko family has made the to move closer to each other and honor the family legacy created by father and grandfather Robert Slemko when he purchased the property in 1945.

Without a doubt, we know Brian will do his part to nurture the land and we welcome him back to the place where not only he was raised but his father as well!

Sincerely,

[Redacted signature]

Bruce and Karen McKnight

[Redacted address]

To Whom it may Concern

Re: Slemko Land Severance

My name is Kim Albers and my husband is Craig Albers, we live at [REDACTED]
I've known know Bill & Theresa for almost 9 years and my husband has known them
for 27 years, growing up across the road from them. They re wonderful neighbours,
Bill and Theresa are outstanding members of the community.

We are in support of the land Severance. With its long history in the Slemko family,
We would be happy to see the next generation on the land and continue with
running it.

Thank you

Craig & Kim

West End Home Builders' Association

1112 Rymal Road East, Hamilton

Serving members in Hamilton, Burlington, and Grimsby

April 15, 2024

TO: Chair and Members of Planning Committee

City of Hamilton

71 Main Street West


WE HBA Letter: Detached ADU Building Permit Process

The West End Home Builders' Association (WE HBA) is the voice of the land development, new housing and professional renovation industries in Hamilton, Burlington, and Grimsby. The WE HBA represents approximately 300 member companies made up of all disciplines involved in land development and residential construction, including: builders, developers, professional renovators, trade contractors, consultants, and suppliers.

WE HBA appreciates the numerous forward-looking actions the City has taken to permit Additional Dwelling Units (ADUs) throughout the City. This includes the facilitation of building permits, the creation of the dedicated ADU team, and the development of an ADU page on the City website. This has resulted in a strong uptake in construction of these types of units. By creating a dedicated ADU team and making information available to residents and homeowners, the City can redirect planning resources to the processing of larger development applications. This results in dual benefits of providing better service to both builders looking to construct ADUs and large development applications.

WE HBA would also like to take this opportunity to remind Planning Committee and residents of the importance of working with qualified, licenced professional builders and renovators. We appreciate the emphasis the City has placed on this in the brochures. Finally, WE HBA requests to be involved in any potential consultation regarding the development of models for SDU-D construction. Our members are experts in the design and construction process and have expertise the City can draw on. By working collaboratively on ADUs, the City and WE HBA can work together to increase uptake and housing supply.

Sincerely,



Anthony Salemi, BURPI

Planner, Policy and Government Relations

West End Home Builders' Association

From: Susan Meadows-Gaziano
Sent: April 12, 2024 12:35 PM
To: clerk@hamilton.ca
Subject: 140 Glen Echo Development

External Email: Use caution with links and attachments

To whom it may concern,

We oppose the multi story comple building that is being proposed by the Losani homes. Our neighborhood is compromised of single family homes and these multi story buildings do not belong in the heart of our community. Our infrastructure was built in the 60's and can not sustain the strain that these new buildings will put on it. As it stands now, we already have electricity and water issues. The streets are full of cars that park on both sides of the streets and causes traffic issues. This would only increase with the proposed units. We feel that low rise townhouses with their own driveways, are better suited to our community. Thank you.

Sincerely,

Susan Gaziano

From: NaWalka Geeshy Meegwun LEG
Sent: April 12, 2024 12:56 PM
To: clerk@hamilton.ca
Cc: Francis, Matt <Matt.Francis@hamilton.ca>
Subject: 140 Glen Echo Drive

External Email: Use caution with links and attachments

I am the homeowner of [REDACTED] and I live directly across the street from Glendale Secondary School. I am concerned of the proposed development by Losani homes at 140 Glen Echo Drive.

I have worked in the Hamilton Niagara Brantford regions for many years. I finally decided to make [REDACTED] my permanent home 12 years ago based on location and the beautiful open space across the road from my home. Soon after I moved into my home, 100 trees across the road were cut down changing the landscape of my new neighborhood. Recently, a new elementary school was added: Viola Desmond Elementary School , that once again changed not only the landscape of my new neighborhood but many other circumstances associated with urban living particularly extremely increased traffic flow.

As I live across the road from the high school, I witness the congested traffic every morning and every afternoon - Monday to Friday. With the heavy traffic flow comes wreckless and ignorant drivers who often block me in my own driveway and on many occasions have refused to let me out or or into my driveway. While i am proactive and ask politely for drivers to remove themselves from blocking my driveway , they often get very heated and the tempers escalate. The police on these matters are of no assistance. Further, I witness on a daily basis, the lives of young people at high risk when drivers coming into the neighborhood either drop off or pick up their young people to the schools. This morning I witnessed a car having to hit it's brakes and slide to a stop while trying to avoid hitting a young person. This is a routine scenario. Increasing the number of residents at 140 Glen Echo Drive will increase the traffic flow that will ultimately increase the dangerous situations for Hamilton's young people attending the schools in this neighborhood.

The City of Hamilton is now better informed, via this email, of the dangerous situations that are present in this neighborhood related to traffic flow and that will increase with added permanent residents to 140 Glen Echo Drive. Allowing any development of residential housing at 140 Glen Echo Drive will increase the possible of harm and even fatal harm to Hamilton's young population.

I am concerned that the current , historic and vintage infrastructure is not going to weather well with increased residents, of any number, to 140 Glen Echo Drive. I have witnessed very poor water pressure and energy brown outs on a regular basis, particularly in the warmer months. I have witnessed many of my neighbors having to replace poor, old , faulty

underground water systems as a result of aged out systems. Increasing the number of residents by any amount in this neighborhood will put added pressure on these old faulty systems.

I am opposed to any residential building activity at 140 Glen Echo Drive.

The proposed development will see the destruction of many mature trees. Trees are natural filters to our air. In a time where we need to be contributing to better air quality and climate change, I am baffled that any proposed development in the city would be approved and allow the destruction of the natural filters we have such as trees. Planting newer younger trees is not a reasonable excuse to our current and immediate disaster with our climate.

I have been informed that this deal is sealed and signed. I am concerned that there appears to be have been very little attempt to engage the residents of the area surround 140 Glen Echo Drive in responsible, accountable and meaningful consultation during this process. I am aware of one notice that was delivered into my mail box by Losani homes of the development of their complex. I attended that meeting which at that time appeared to be their celebration of having purchased and planned out the development already.

I am further largely concerned to have been informed that Losani homes is telemarketing residents to financially buy into their proposed 8 storey high condo building even before approval. This looks shady. This looks like under the table, back room deals have already been made that are affording Losani homes to move forward with telemarketing residents. This makes me suspicious and therefore question that , perhaps, some unethical means to purchasing and/or selling of the land may have taken place that has and will further influence any decisions to the development of the site at 140 Glen Echo Drive.

I am open for discussion if you have any questions or concerns.

I am concerned of my neighborhood , the youth population that come into it, the environment around me and all the potential dangers that can come from this proposed development.

Lyndon E. George

From: Carm Gaziano
Sent: April 12, 2024 12:31 PM
To: clerk@hamilton.ca
Subject: 140 Glen Echo Drive Development

External Email: Use caution with links and attachments

Dear Clerk we would like you to know that we appose the development of multi storey buildings in the heart of our mature community.

The area is already congested with the recent building of a new school and a higher volume of traffic.

The proposed development would negatively impact our every day lives such as blocking our views of sunsets and sunrises

It would also increase our existing parking issues.parking issues.

We feel that low-rise single homes would be more suitable for our neighborhood.

Thank you for considering our concerns.

Carmelo Gaziano

From: Peter Fleming
Sent: April 12, 2024 8:51 AM
To: clerk@hamilton.ca
Cc: Francis, Matt <Matt.Francis@hamilton.ca>; lyndon george
Subject: Proposed Residential Development - Losani Homes/Glen Echo Drive

External Email: Use caution with links and attachments

To The Attention Of The City Of Hamilton;

I am writing as a concerned resident of the Glen Echo School neighbourhood.
I live on [REDACTED], across the park from what would be the back side of the proposed development.

I have great concern over the proposed increase in population density of my neighbourhood, originally designed in the 1950s for single family homes with smaller apartment buildings along the perimeter. The existing apartment buildings along Queenston Rd are mainly 5 floors tall with 1 building standing at 7 floors. The apartment buildings running along King St are mainly 3 floors high.

The proposed 8 floor building in the middle of a single family home neighbourhood is simply too big.

On "Birds eye maps" we can count currently about 500 single family homes in the neighbourhood. Losani Homes proposes to increase units by about one third and on an area of land that should only hold perhaps 20 homes, by original design.

We must consider current infrastructure.
Water, gas, hydro, sewage, phone, cable, drainage, roads, parking, schools and emergency service access.

Such a drastic increase in population density will be a stress on infrastructure and on utilities that are over 60 years old and at times are already operating at peak.

2 big schools already exist in the center of this community.
Traffic during school hours is currently maxing out the roads. 3 times a day, in addition to buses, cars are jammed on both sides of the streets and in/out access for residents is difficult. Emergency Vehicles cannot pass through with cars on both sides.

Street parking is already at a max for current residents. The new development must provide adequate parking.

I suggest that the existing residential roads in this school zone are too small/narrow to safely allow such a huge construction project.

I have no problem with new housing on the existing school property. The school has been regularly vandalized and sometimes occupied as shelter since sold by the Hamilton School Board.

Losani homes must build what "fits" in the neighbourhood or abandon the project.

There has been no public consultation on what to do with the land.
How about expanding the park area?
This seems to have all been behind closed doors.

Lets do better planning.

Respectfully,
Peter Fleming

From: Jane Leach
Date: April 12, 2024 at 11:12:46 AM EDT
To: clerk@hamilton.ca
Cc: Matt Francis <matt.francis@hamilton.ca>
Subject: Proposed Losani Development on Glen Echo Site

Shame on the city of Hamilton and the associated school trustees!

Who ever thought it was OK to plunk a medium-high density development in the middle of a residential area! Be clear, these structures would be plunked in the centre of single family homes. The proposed site is not bordered on any side by any main arterial roadway. Truly ridiculous and not well considered. Regardless of what is built, other than if it is single family homes, it will be a blight and imbedded in the community.

It would not only reduce property values but will also place an unfair tax burden on the long standing residents in the area.

How we got to this midnight hour or apparent lack of reversal in decision or sale is unconscionable. Someone, likely more than just one, was asleep at the wheel. Unfortunately, it is the residents in the area who have to pick up the battle, pay the price and lead the charge to either reverse the decision (unlikely it seems) or at a minimum, reduce the scale and quash the current design proposal.

The facts are there was an interim councillor to fill the gap Chad Collin's left. Neither he nor the trustee was familiar with the area nor had a vested interest in representing the residents. NO efforts were made to communicate with the residents. It's too easy to blame COVID. Where is the accountability?

How could Isaac Brock be spared this fate? It is an isolated site, whereas the proposed site decimates an area that has other operating schools in the block.

We, the residents have just heard (perhaps less than a year ago at best) about this project, well after the sale of the property, leaving us zero time or opportunity to have our views heard. Who in their right mind, would sever a section of a block of school property, which also provided a green space (the only one) in the area?

There are a myriad of reasons we, the current residents, want this insanity to stop now.

- Unfair (illegal?) lack of opportunity for resident to participate in discussions before the sale
- Area schools are already over capacity.
- Traffic patterns with buses and helicopter parents around the school areas are unsafe and congested. How would another 250+ cars in the neighborhood impact this?
- Significant change in local landscape
- Loss of much needed green space
- Decline of property values for existing residents with no warning of changes
- Inevitable tax burden on residents for something foisted upon them. (Acceptable if there was a community facility, such as a swimming pool or community centre)
- Suspicious, opportunistic behaviour amongst Losani and those participating in the sale. Cloak and dagger approach. Information released only after the deal was done.

Please be clear, we do not want this project to go any further. It appears that several people dropped

the ball as the process moved along, robbing us of our right to have a voice. It is difficult to understand why this cannot be remedied. At a minimum our voices should be heard and heeded now.

Matt Francis has done his best to help us understand where we are now. He is squarely in our corner. However even he does not show much promise for a reversal in the project. This does not seem reasonable and we feel "beat into submission", made to suffer the consequences of poor, unfair and illogical decision making.

What recourse or power do we have, other than just being "flies in the ointment"?

Concerned resident,
Jane Leach

-----Original Message-----

From: Chris Melnyk

Sent: April 11, 2024 8:59 PM

To: clerk@hamilton.ca

Subject: Glen echo development

External Email: Use caution with links and attachments

To whom it may concern

I attended the committee meeting regarding Losani developing the former glen echo school property. There is so many items that violate the communities that the elected politicians of Hamilton need to recognize.

1/ Viola Desmond was obviously ill planned as the school requires 7 portables to meet needs when we had a quick solution in glen echo school.

2/ the proposed 8 storey apartment and 4 storey condo units do not have parking capacity sanitation capacity or appropriate infrastructure.

3/ the developer has repeated changes what is to be built demonstrating a dishonest relationship to the community.

4/ the lack of community centers in this area could have been easily addressed by repurposing glen echo.

5/ disclosure to the community has been nothing but smoke and mirrors.

6/ school traffic has escalated and positioning of the new school has created traffic bottlenecks which will be uncontrollable with the proposed development.

7/ construction in a older neighborhood will cause extensive damage to property.

I have lived in this community for all my life and you will disgrace the appeal of this community and create a resentful and untrusting environment which is not what this community represents. Do the right thing and align yourselves to the correct and just road of the residents and taxpayers of this community.

Sent from my iPhone

Sharon Estok

January 27, 2024

Mr. James Van Rooi
Senior Planner
City of Hamilton
Planning and Economic Development Dept.
71 Main Street West
Hamilton, Ontario
L8P 4Y5

RE: Application File # UHHOPA – 24-001 and ZAC – 24 – 004

Dear Mr. Van Rooi:

As a resident of the Glen Echo neighbourhood, I am writing to urge you to recommend against the above re-zoning applications, for the following reasons:

Scale

Although the concept design appears to have changed from the one presented by the developers at their June 1/2023 public information session, it remains totally inappropriate for the site, which is a low-density neighbourhood of predominantly single-family homes.

8 stories is too high, and 264 units is too many for a 3 acre property. There is not enough clearance space between the building and the children's playground, the baseball diamond, the basketball court and the highschool.

This type of development is more suited to a major thoroughfare, not a 20 foot wide street with driveways and stop signs and children walking and being driven to school and daycare.

The only reasonable residential use of this property would a medium density development, perhaps 20-30 townhouses or condos of two stories.

Traffic and Parking

The streets in this neighbourhood are already congested due to the two over-crowded schools in Glendale Park, without an additional 264 units of people with cars dodging kids with backpacks or parents with strollers, trying to zip in and out of an underground parking garage. On many occasions, I've been late for work because it's taken me up to 10 minutes just to get out of my driveway during school drop-off times. Many of the streets are also hazardous, particularly in winter, when both residents and teachers park their cars all day or even overnight against the current By-Law.

A development of this kind would create an unnecessary safety hazard for existing residents as well as the residents of the proposed development, and would necessitate additional taxpayer resources being deployed towards traffic control and parking By-law officers.

Water, Electrical and Sewer Infrastructure

There does not appear to be an adequate plan for waste or stormwater overflow. The June 1/2023 information meeting displayed posters indicating this would be stored either “underground” or in “ponds”.

If it's to be underground, I would caution you that this area is already prone to flooding due to runoff from the Red Hill Valley Expressway and inadequate City sewer infrastructure. My basement has been flooded twice already due to this issue, and my insurance company removed my coverage for water damage, forcing me to purchase an additional policy from a second insurer. This problem is likely to get worse in the coming years due to climate change (University of Waterloo, Intact Centre for Climate Adaptation). Unless the City can afford to update all the sewers within a 5km radius, underground storage is not the answer.

If the solution is to use ponds, I have no idea where these could be located. There is already a water overflow pond constructed a couple of years ago between Viola Desmond and Glendale Secondary schools, which is fenced off and removed a large area of park formerly available to the community. This was built purportedly to handle water from Viola Desmond, but perhaps this is the pond referred to in the poster. If so, it's already in a bad location, potentially exposing children at recess or teenagers playing football from the adjacent schools to smelly sewage or mosquito infested standing water.

I'm also concerned about the ability of current infrastructure to provide enough water for residents of the area, both old and new, after the construction of an 8-story tower. Recently the City approved the conversion of a single-family home next door to mine, into a duplex. There are now 12 people living in that property and water pressure in my home has been severely reduced. You can only imagine what the result would be for water usage with the addition of another 600 or so people to the neighbourhood.

In the current situation where the Provincial government has reduced the ability of Municipalities to charge appropriate infrastructure fees to developers, I'm concerned that the City of Hamilton will not be able to afford the true cost of servicing a development of this magnitude to an adequate degree and that the lack of acceptable water, sewage and electrical services will negatively affect anyone's desire to live in the area, existing residents or new ones.

Green Space

I believe the City's Official Plan acknowledges that the East End of Hamilton does not currently have the recommended amount of green for the number of residents, and this proposed development would not only add additional residents to that mix, but remove mature trees and open park space.

With the potential construction of stormwater ponds, this space will be even further reduced.

It is unclear, from the latest drawings I've seen, where the proposed underground parking garage is to be located. It appears to me that it will extend all the way from Glen Echo Drive to Rainbow Dr. If this is true, we residents are unaware that the developers own that land. Has the City sold them additional property beyond what they bought from the School Board?

If this the case, and the parking garage extends to Rainbow Dr., will this result in further reduction of green space in Glendale Park, or is there some plan to eventually replace grass and playground structures, etc.? What are local residents expected to do for passive recreation during what will be a lengthy construction period?

The developer's information meeting of June 1, 2023 did mention potential recreation improvements to be made, but it wasn't clear whether they were going to make them, or expected the City to foot the bill for this as well. I also noted they were touting the area as having ample recreation space due to the proximity of the Red Hill Valley trail as a place to enjoy the outdoors. I found it insulting that they would suggest that a good alternative to the clean and peaceful space that many children currently enjoy in Glendale park, would be a filthy trail, full of garbage, infested with rats, near a polluted creek, with an expressway overhead spewing toxic exhaust fumes and homeless drug addicts camping out.

Schools

When Glen Echo and Glen Brae schools were closed, Viola Desmond was supposed to take in the children from both. However, in its first year HWDSB had to install portables because there was not enough space. More were added the second year. This school is already overcrowded and adding 264 new tenants, presumably some with children, will be a problem.

I recognize that this is not within the City's control, but I'm not sure how the School Board could tell those people their children have to leave the area to attend school.

Process

My neighbours and I remain angry and frustrated with the process that brought us to this point and the failure of both the HWDSB and the City Council to keep us abreast of plans for the Glen Echo School property in what appears to have been an attempt to deceive and manipulate us.

When plans to close Glen Brae School were made public, only parents of the students attending were given notice of a public meeting to discuss them. Nothing was sent to homeowners whose properties were nearby. If you didn't have a child enrolled at that school, you wouldn't have known a thing. Fortunately, a few of us got wind of it and we attended. The person running that information session was a junior staff member who couldn't really answer many questions. No trustees or senior planners bothered to show up. What she did say was that Glen Echo would also be closing and when we asked what would happen to the property she said it would be sold, but that consideration would be given as to what would end up on the site and that there would be public meetings.

School Boards are required to offer surplus properties first to the City and if they don't purchase them, the next priority would be to offer them for other public or non-profit agencies such as rec centres or nursing homes.

We nearby residents waited through a prolonged period of demolition of Glen Brae and construction of Viola Davis, during which time our neighbourhood was filled with noisy trucks, streets with holes dug in them, dust blowing everywhere and cracked sidewalks. My own front yard was dug up, filled in and re-sodded, not once but twice, as the contractors attempted to find a water main. My lawn has still not recovered after at least two years.

But we never heard anything about the sale of Glen Echo, or any public meetings on the topic, and believe me, we were all looking for that information. What a surprise then to see out of the blue, surveyors from Losani homes turning up.

As it turns out, HWDSB offered the property to the City of Hamilton, and the councilor representing this ward passed on the offer to purchase and convert it to a park, because “nobody from the neighbourhood called him about it or registered any complaints”. First of all, nobody in the neighbourhood knew, but more importantly, it is not the citizen’s job to notify the councilor of things going on in their ward, but the other way around. We remain disappointed and disheartened that this councilor failed in their duty to consult with ward residents about this issue.

After the City turned down the property, we’ve no idea whether it was offered to any other public users. What we do know is that the sale to Losani took place during the municipal election, when current School Board trustees were pre-occupied with their campaigns, and before any newly elected trustees had any whiff of it. Was this timing coincidence? Or a deliberate attempt to hide what, surely, they must have known would be an unpopular plan. We continue to question the need to close Glen Echo School in the first place, considering that Viola Davis is now so over-crowded. We suspect that financial mismanagement over many years left them with a need to generate as much money as they could by deliberately obscuring their plans to sell to a private developer all along.

Then again, there could have been collusion between the School Board and the City, with private interests lobbying both to purchase this land. Why else would Losani homes pay \$6.7 million dollars for a 3 acre piece of property currently zoned as public use/park, unless it had some kind of information or assurance that a high density residential facility would be approved?

In Summary

I urge you to visit the proposed site of these applications before submitting your report. I feel that would make it pretty clear that this could never be considered an appropriate development. This high density project is completely inconsistent with any responsible urban planning design, and would recklessly endanger all area residents, including those new tenants, while deflating property standards and values.

Again, a scaled down, medium density townhouse/condo complex of 20-30 two-story buildings would be a solution.

Perhaps there is another solution that can be found by the City, to swap this land with Losani for another equivalent parcel of green space in another neighbourhood, which has perhaps more than its fair share, and let East Hamilton residents keep what little we have.

In short, neither City of Hamilton, nor HWDSB infrastructure is equipped to handle this type of development: not roads, not sewers, not water or electrical supply, not schools and not green space.

Sincerely,

Sharon Estok

From: Sarah Barrett
Sent: April 12, 2024 4:43 PM
To: clerk@hamilton.ca
Cc: Francis, Matt <Matt.Francis@hamilton.ca>
Subject: Concerned: Losani Proposal for Glen Echo site

External Email: Use caution with links and attachments

To whom it may concern (and we assure you, this concerns a lot of us),

I'm writing to voice our genuine alarm (outrage and horror, truthfully) over what is being proposed by Losani Homes at the Glen Echo site. As a resident of this neighbourhood for over 30 years (having attended Glen Echo myself and with my own child starting at Viola Desmond shortly), my family and I continue to be in total shock by what is being proposed (as are our neighbours, young and old) as it does not align to what our neighbourhood represents or aspires to be in the future.

Amongst numerous other concerns (increase in traffic; increase in parking; exacerbation of existing capacity issues of our community resources, including childcare, schooling, etc.; loss of greenspace; massive shadows; decline to property values; increase to property taxes – to name only a few), there is a notable safety concern as well, given there are hundreds of school aged children that occupy this area daily (my child soon to be one of them, and their newborn sibling soon after). If nothing else, consider the amount of transport/industrial trucks and other service providers that will need to come into our residential neighbourhood. The roads leading into our area were not designed for this, nor was the block where this monstrosity is being proposed. Is the zoning of this area not intended to help protect communities against such developments? This has begged the question as to how this proposal or the purchase of this site has even been able to progress this far? Where was the communication to residents? With two other schools in the direct vicinity (including a newly built, expanded offering) adding medium-high density housing is not in line with the purpose of this block in our community. Who was looking out for the residents of this area? This whole situation feels very suspicious and has left us wondering who exactly was at the table when these deals were transacted, and what interests were driving these discussions? Monetary gains?

It's yet to be seen what the effect of additional residential developments in the area (Eastgate Square, Queenston & Nash, etc.) will do to exacerbate existing community issues. I can't even begin to turn my mind to the absolute nightmare that would ensue by adding a medium-high density residence in the middle of this area that is lined by single family homes.

We're begging you to please help us to do what we can to put an end to this outrageous proposal.

Please help us to protect our neighbourhood and stop the prioritization of profits over people!

Very concerned resident,
Sarah Barrett

-----Original Message-----

From: Ann Robertson

Sent: April 14, 2024 11:03 AM

To: clerk@hamilton.ca

Subject: Glen Echo School Property

External Email: Use caution with links and attachments

Hello I understand there is a meeting on Tuesday about what Losani is going to do with the Glen Echo School property.

I live at [REDACTED] and am against an apartment building or two being put in the middle of a subdivision.

There are many concerns since it is an older area, the Hydro has had problems on Glen Echo drive already because of age. Also the sewers and water supply will be utilized more and can it really take the strain of 245 families. Also the parking is a major problem for the schools now and the traffic has greatly increased on Rainbow and Glen Echo over the years.

I am not opposed to new development, but I am to apartments or 4 storey townhouses. The only thing I would support is 2 storey townhouses provided you can assure us our services would not be disrupted by them. Hydro, water or sewers.

Ann Robertson

From: WILLIAM and CHRISTIN TAIT

Sent: April 14, 2024 12:50 PM

To: clerk@hamilton.ca; Francis, Matt <Matt.Francis@hamilton.ca>

Subject: Losani Homes (Glen Echo) Ltd. applications

External Email: Use caution with links and attachments

As residents in this neighbourhood, we are strongly opposed to the Losani proposal to build an 8-storey, 192 unit multiple dwelling with 3 four-story multiple dwellings.

The reasons for concern and opposition to this are many and include: water and sewer infrastructure that is 50+years old, roadways that are already congested throughout the day, schools that are already over capacity, the design of the existing neighbourhood is single-family homes with low-rise apartment and condo buildings only on the perimeter, just to name a few. Adding the proposed density of 274 units to our neighbourhood is in extreme contrast to the surrounding, existing homes.

We hope that the height of any proposed development would complement the existing homes and buildings of the immediate area. The Losani proposal is for a structure that would be approximately 2.5 times the height of the average homes that surround this land; even the four-storey multiple dwellings will be considerably taller than the existing homes.

We are not opposed to this land being used for housing, in fact we support that use. Our hope is that Losani will respect the homeowners of the neighbourhood and build something more consistent with the homes that surround these lands.

Thank-you,

Christine & Bill Tait

From: Alison Datri

Sent: April 13, 2024 9:31 PM

To: clerk@hamilton.ca

Cc: Alison Datri

Subject: proposed development 140 Glen Echo Drive - former Glen Echo School - City Planning Meeting

External Email: Use caution with links and attachments

Dear Members;

I am writing to voice my strong opposition to the proposed building project at 140 Glen Echo Drive, the former site of Glen Echo School, by Losani Homes.

In Losani's update circulated to Corman Residents in February 2024, it stated "this presented an opportunity to repurpose an underutilized site for necessary housing". Actually, it was an opportunity for Losani, especially the way in which the property was acquired. The people of Ward 5 had no knowledge that it was up for sale and we had no representation at the time with a non elected counsellor and a sanctioned trustee in place- and during Covid. This was the perfect opportunity for Losani to "acquire" the property wasn't it? The City of Hamilton and the Board of Education should be ashamed that there were no conditions imposed for the sale of this property and that absolutely nothing was communicated about the sale of said property to this community.

The footprint of this neighborhood is all single family homes, mostly one floor, and in a low density area. Nobody in this neighborhood feels that the best use would be medium-density housing. The proposal that Losani Homes proposes to put up a mid rise building and townhomes on this site is unacceptable.

It really is a shame that the former school could not be maintained for an education centre or a senior's centre - both of which are needed. Having said that, I do support the need for more housing in the city and, in fact, would not be opposed to something **low density** to match the footprint of this long standing community.

There are so many issues that need to be addressed. The current school, Viola Desmond, is over capacity and has 8 portables on site. I understand that Glendale is over capacity as well and is moving to have to facilitate two lunch periods. Where are the children that move into this proposed building project supposed to go to school if the schools are currently in this over capacitated state? The issue of parking around the schools at pick up and drop off is already an accident waiting to happen. One can barely drive safely down Glen Echo or Rainbow Drive in the morning or after school. Adding over 264 units to this community will not work. Much concern about the infrastructure. We currently have dated and inadequate utilities. During the building of Viola Desmond, a huge overflow had to be put in so that adequate plumbing would work from all floors of the new school. Would Losani Homes have to replace all the utilities in the Corman area so that no more pressure is put on the already aged system we have?

I just think that the City of Hamilton and the Board of Education can do better for this community. We were not given an "opportunity" to have our voice heard when this property was sold in what seems to be a secretive way. If Losani Homes really are "committed to a transparent and collaborative planning

process" as they have stated in their information, I hope this plan can be reviewed again with a proposal that would best fit the Corman footprint.

Sincerely
Alison D'Atri

From: Keith Phillips
Sent: April 13, 2024 2:29 PM
To: clerk@hamilton.ca
Subject: Rebuttal for proposed 8 storey condo at 140 Glen Echo Dr.

External Email: Use caution with links and attachments

To whom it may concern,

The proposed 8 Storey Condo at 140 Glen Echo Dr. In the middle of Single Home Residential Community is not feasible due to multiple factors:

There is insufficient Parking and Road access for the increase in population in this area.

The Infrastructure (Electricity, Sewer System, etc) of the area is built in the 1960's and will not support such a high residency building.

The Schools in the area are already over capacity and cannot carry the influx of new students created by this residency.

Finally, while development of this land for Residential use is going to happen it is of my Opinion that the land should be used for 1.5 Storey Residential homes or at worst Two-Storey Residential Townhomes. Any building of a larger size will have a Negative Impact on the current community.

Keith Phillips

From: maureen
Sent: April 14, 2024 3:50 PM
To: clerk@hamilton.ca
Subject: Fwd: Application files UHOPA-24-001 and ZAC-24-004

External Email: Use caution with links and attachments

Sent from my iPhone

Begin forwarded message:

From: maureen
Date: January 29, 2024 at 9:40:56 PM EST
To: jamesvanrooi@hamilton.ca
Subject: Re: Application files UHOPA-24-001 and ZAC-24-004

From: maureen
Date: January 29, 2024 at 10:07:23 PM EDT
to
Subject: Glen Echo Input

Hello and thank you for the opportunity to voice some issues regarding the Glen Echo site. To say there are many issues is an understatement but at this time I will only address a few. Resources in our area have been maxed out since the addition of the new school. The teachers have no where to park and still use the old Glen Echo site as the new school parking lot is too small. They will have to park on the street along with the additional cars from your the new build. The streets will be congested and very busy putting all pedestrians at risk including children. The posters also depicted Glen Echo Drive as quite wide when in fact it isn't at all which is misleading. Speaking of misleading the design presented to the community June 1st was a six story building with some townhouses on Glen Echo. Why has the plan changed? The water and sewage are already an issue with a waste pond constructed on Rainbow Drive. The school is already at capacity. There has been no transparency with regards to how these issues will be handled. Apparently Losani was able to buy up the basketball court and baseball diamond and park space which was not disclosed to residents at the information session. Did the city sell them? The scale of this development is way beyond what should be acceptable by the city. The community is requesting some consideration of the facts before city makes a decision. An eight story building is too large for this spot. Please think about enhancing our community. Build some nice townhomes with driveways. Don't cut down our mature trees. Leave the basketball court, ball diamond and park as is because these are community amenities enjoyed by all. You have a wonderful opportunity here to add to the area not take away all the things that make it great. Thank You, Maureen Nichol. (resident since 1998)

Sent from my iPhone
Sent from my iPhone

From: wayne Davis
Sent: April 14, 2024 6:23 PM
To: clerk@hamilton.ca
Subject: Concerns Regarding 140 Glen Echo Drive

External Email: Use caution with links and attachments

Please accept this as my concerns regarding the proposed 8 story building at 140 Glen Echo Drive and my protesting this build.

The following are major concerns:

- Traffic congestion, volume and existing street parking would be a nightmare.
- Safety of children and pedestrians as well as school buses for 2 local schools.
- Infrastructure issues such as aging sewer, water and electrical with the grid
- The cost of any infrastructure changes should not be put on existing taxpayers and homeowners in the area.
- The idea of an 8 story building in the middle of residential homes of single family dwellings and schools is totally unwanted by any of us and does not fit the landscape.
- Loss of greenspace is unacceptable.

I trust the planning committee will do the right thing for us all and not approve the proposal of an 8 story building.

Regards,
Wayne Davis

From: Dan & Deb Connon
Sent: April 14, 2024 11:54 AM
To: clerk@hamilton.ca
Subject: East end Losani proposed new builds

External Email: Use caution with links and attachments

I am writing with regard to the Losani proposed builds on the former Glen Echo School site in the lower east end of Hamilton. I am certainly not in favour of these new builds as this is an already extremely busy section of land with Glendale Secondary School and the fairly recently new Viola Desmond Elementary School, which now has portables.

As a grandmother picking up my young granddaughter from school, this is a very crazy place in terms of parking and traffic. It is an accident waiting to happen at dismissal time and adding all of these proposed new builds that Losani plans to erect, will make it almost impossible and unsafe to navigate.

With Viola Desmond School now over capacity where will the children from the new builds attend school? Will they have to be bused with more expense to the Hamilton Wentworth School Board and more emissions into the environment? The builder is certainly not thinking of the make up of the neighbourhood community when planning these densely populated builds, but rather how many units they can build with the greatest amount of profit.

Concerned Citizen of Hamilton,
Debbie Connon

From: Shelley Hussey
Sent: April 15, 2024 9:38 AM
To: clerk@hamilton.ca
Cc: Shelley Hussey
Subject: LOSANI HOMES - 140 GLEN ECHO DRIVE
Importance: High

External Email: Use caution with links and attachments

Good morning!

I live in the Corman neighbourhood, and am apposed to this new development that Losani Homes has proposed. I did attend both the meetings held, one in June by Losani and the other one last Thursday that was held by Matt Francis and the board of education.

Its unfortunate that this property was sold to Losani Homes and the people who live in this neighbourhood were not informed beforehand. So at this point we have no choice but to live with the fact that there will be something new build on that property. I 100% do not agree with any sort of high rise to be built in the middle of single family properties, which are mostly bungalows. High rises should be built on main streets, period. To help keep the value up in our nieghbourhood, Losani Homes should be only building either single family homes or luxury townhomes. In surrounding areas such as Woodward Ave and Quigley, they removed schools and built luxury townhomes. Why can't they do that?? Not enough money to be made for them??

There is not enough street parking in our area to support the number of units they want to build. There are a lot of families that have multiple vehicles, so even if they build so that every unit has a parking spot, chances are there will not be enough spots. The traffic flow is a nightmare now. They built Viola Desmond school and there are people form outside this area going to that school that is OVER POPULATED now! What's going to happen when 300 – 600 people move in to the area?? I'm sure some of them will have children that need to go to school.... We have hydro that goes out 6 - 10 times each year – what's going to happen when over 300 units are built??? These are a few of the reasons that this proposed build is a BAD idea!

I have lived on [REDACTED] for 28yrs now, and my son also bought a home in this area. It's been a nice place to raise a family, a nice area to go for walks, etc. If this development goes through, I'm moving, and there are plenty of long time neighbours that will be doing the same 😞.

Yours truly,
Shelley Hussey
John Hussey

From: Suzy Lee

Sent: April 15, 2024 10:33 AM

To: clerk@hamilton.ca; Building General Email <building@hamilton.ca>; Francis, Matt <Matt.Francis@hamilton.ca>; Richard Leitner <Joanna Frketich Hamilton CBC Teviah Moro

Subject: GLEN ECHO DRIVE, HAMILTON - LOSANI DISGRACE

External Email: Use caution with links and attachments

Dear Reporters, city councils,

I am writing to vehemently oppose the proposed construction of an 8-story building + 4 story stacked houses in our peaceful community (Corman, Hamilton) of elderly and retired individuals. This plan completely disregards the preferences and needs of our residents and threatens to destroy the very essence of our neighborhood.

Our community is not equipped to handle the strain of such a massive development, especially considering the dire state of our sewage system. Introducing a high-rise 8-story building + 4 story stacked houses would only exacerbate existing issues and jeopardize the health and well-being of residents. As a reminder our area has only INDIVIDUAL SINGLE DETACHED HOUSES.

Furthermore, our **elderly population** chose this area for its tranquility and serenity, not to be overshadowed by towering buildings and disrupted by **noise, criminality and congestion**.

This 8-story building + 4 story stacked houses project proposal blatantly ignores their right to enjoy their retirement years in peace.

I urge you to reconsider this ill-conceived plan and instead focus on solutions (such as detached houses) that respect the character and needs of our community. **Anything less is unacceptable and will be met with fierce opposition from residents.**

Sincerely,

S.



WELCOME TO THE CITY OF HAMILTON

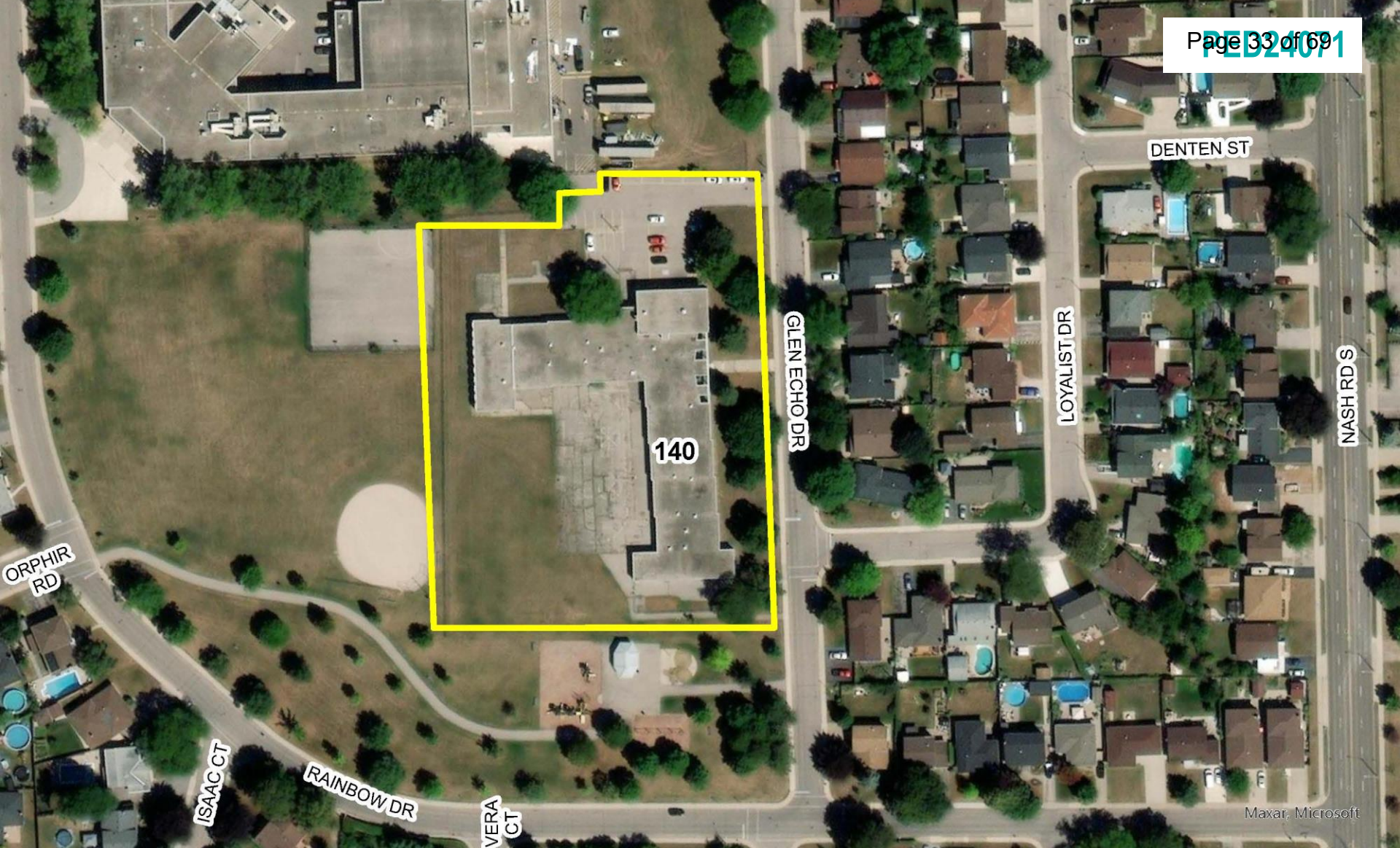
PLANNING COMMITTEE

April 16, 2024

PED24071 – (ZAC-24-004 & UHOPA-24-001)

Applications for an Official Plan Amendment and Zoning By-law Amendment for Lands Located at 140 Glen Echo Drive, Hamilton.

Presented by: Spencer Skidmore



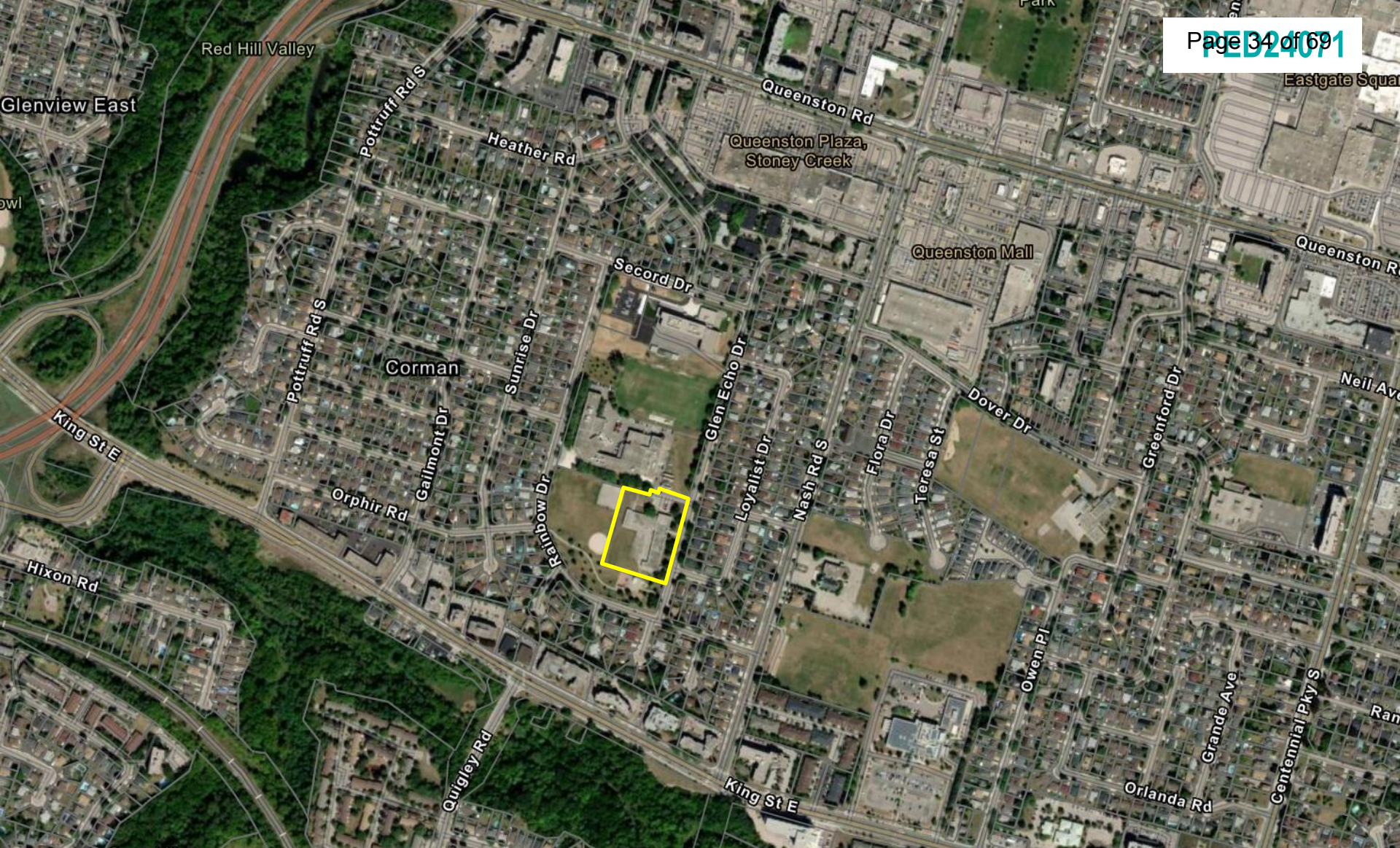
Maxar, Microsoft

SUBJECT PROPERTY



140 Glen Echo Drive, Hamilton



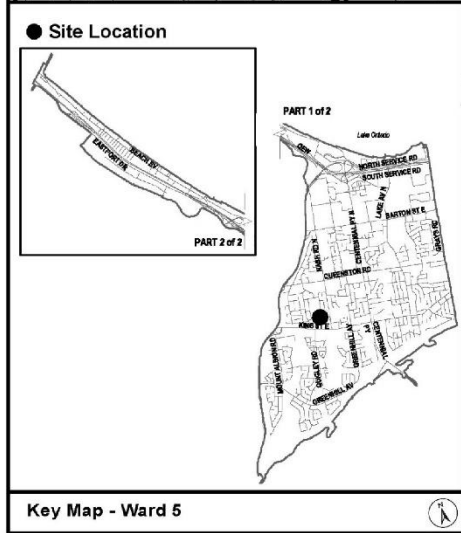
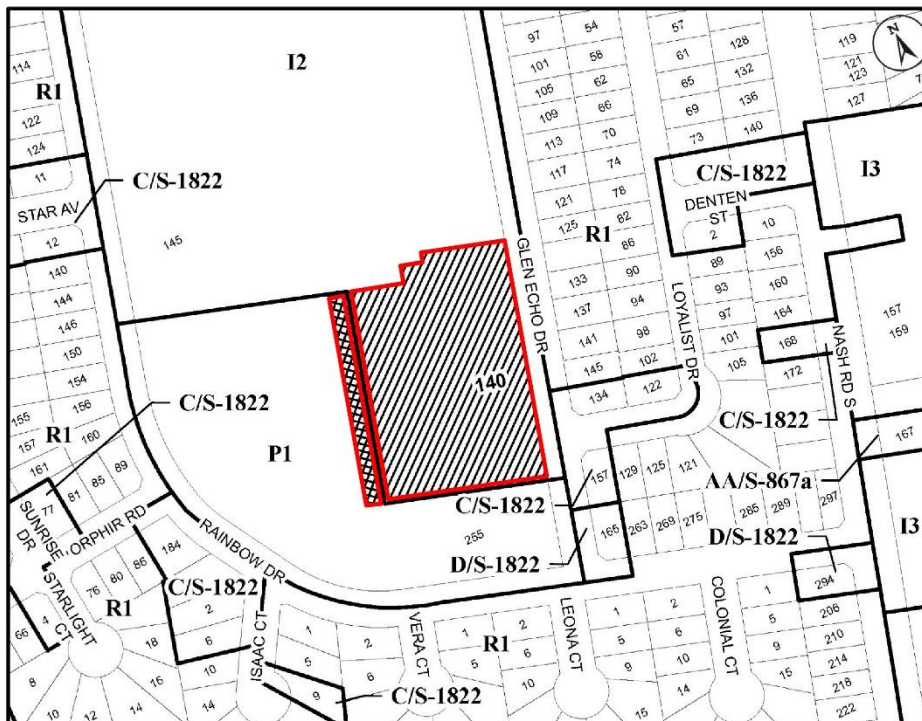


SUBJECT PROPERTY



140 Glen Echo Drive, Hamilton





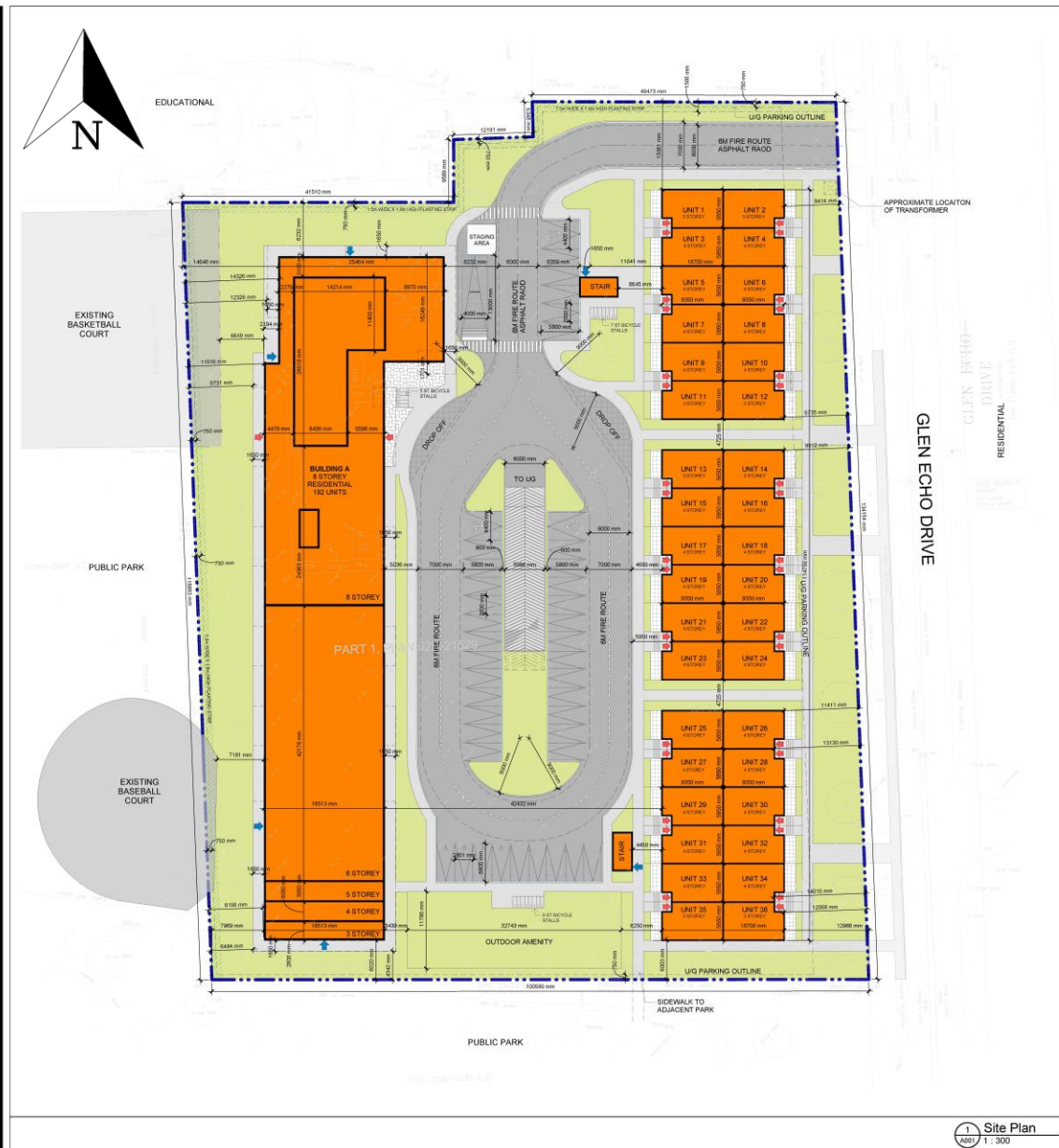
Location Map

Hamilton
 PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number: ZAC--24-004/UHOPA-24-001	Date: April 4, 2024
Appendix "A"	Scale: N.T.S.
Planner/Technician: JVR/NB	

Subject Property
 140 Glen Echo Drive, Hamilton (Ward 5)

- Change in Zoning from Community Institutional (I2) Zone to Mixed Use Medium Density (C5-XXX) Zone
- Change in Zoning from Neighbourhood Park (P1) Zone to Mixed Use Medium Density (C5-XXX) Zone



PARKING SCHEDULE - FLOOR			
Type	DESCRIPTION	AREA (SM)	COUNT
LVL 1			
90° - 5.8m x 2.8m		3974	34
90° - 5.8m x 2.8m - VISITOR			4
90° - ACC - 5.8m x 4.4m			3
LVL 1 41			
T/O UIG PARKING		2314.01 m ²	29,213 #
90° - 5.8m x 2.8m		86.02 m ²	926 #
90° - 5.8m x 2.8m		291.86 m ²	3,034 #
90° - 5.8m x 2.8m - VISITOR		60.43 m ²	654 #
90° - ACC - 5.8m x 4.4m		1,849.79 m ²	19,911 #
T/O UIG PARKING: 277		4,992.96 m ²	53,739 #
			318

DESCRIPTION	AREA (SM)	AREA (SF)	PERCENTAGE
BUILDING FOOTPRINT	3,974 m ²	42,584 sf	100.0%
BUILDING FOOTPRINT	3,974 m ²	42,584 sf	100.0%
HARD LANDSCAPE	2,314.01 m ²	24,813 sf	21.2%
ASPHALTE	86.02 m ²	926 sf	0.7%
CURB	291.86 m ²	3,134 sf	2.2%
PAVER	60.43 m ²	654 sf	0.5%
SIDEWALK	1,849.79 m ²	19,911 sf	14.5%
SOFT LANDSCAPE	4,992.96 m ²	53,739 sf	39.0%
LANDSCAPE	3,617.76 m ²	38,844 sf	29.9%
	3,617.76 m ²	38,844 sf	29.9%
	12,785.24 m ²	137,619 sf	100.0%
PROPERTY	12,784.36 m ²	137,610 sf	100.0%

UNIT MIX				
Name	Area	Count	% BY COUNT	
1 BD	451 R ²	658 R ²	111	42%
2 BD	640 R ²	967 R ²	81	31%
STACK TOWNHOUSE- LOWER UNIT	565 R ²	566 R ²	36	14%
STACK TOWNHOUSE- UPPER UNIT	589 R ²	589 R ²	36	14%
		264	100%	

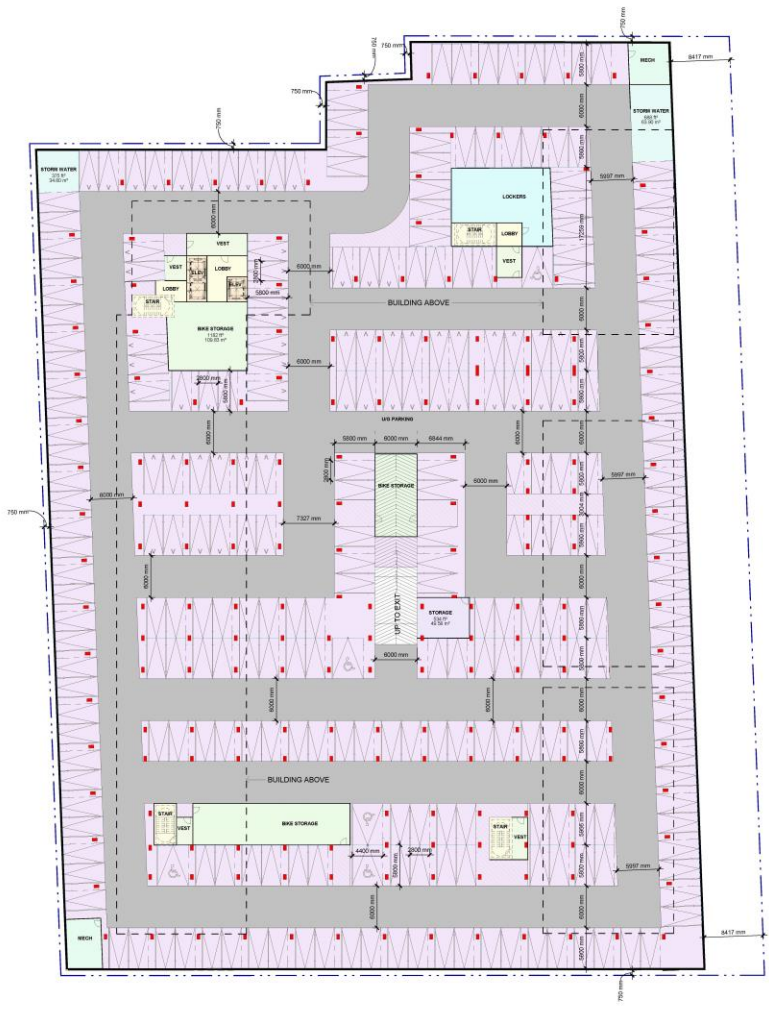
AMENITY SCHEDULE		
BUILDING	Name	Area
	BALCONY	19833 R ²
	INDOOR AMENITY	1923 R ²
	OUTDOOR AMENITY	3928 R ²
	PATIO	2596 R ²
		28292 R ²

SITE STATISTICS		
Proposed Zoning Mixed Use Medium Density Zone with Special Provisions (CS-30X)		
Provision	Required (R ²)	Provided
Lot Area	12784.36 sqm	12784.36 sqm
Residential Units	264 units	264 units
Commercial GFA	-	-
Building Height (max)	22 m (max)	Townhouse Min: 9.14 m Townhouse Max: 12.8 m Apartment Max: 7.55 m Apartment Max: 20.5 m
Facade Height	7.5 m (min)	9.14 m (min)
Facade Width (min, % of front lot line)	40%	85.5%
Front Yard	3m (min)	6m (min)
Rear Yard (min.)	4.5m (max)	14.5m (max)
Side Yard abutting a Residential Institutional Zone or residential use (min.)	7.5 m (min)	7.5 m
Side Yard abutting a Residential Institutional Zone or residential use (min.)	7.5 m (min)	8 m
Amenity Area (min.)	Min: 60 sqm 4 sqm/ unit for unit less than or equal to 50 sqm of GFA Min: 1464 sqm 6 sqm/ unit for unit greater than 50 sqm of GFA	Indoor = 17865 m ² Outdoor = 2469.76 m ²
Planting Strip abutting a Residential or Industrial Zone (min.)	1.5m (min.)	1.5m
Parking (Residential- Dwelling minimum)	Multiple dwelling units less than 50m ² : 0.3 spaces per unit 20 units less than 50m ² : 20 x 0.3 = 6 spaces Multiple dwelling units greater than 50m ² : 244 units above 50m ² : units - 14 0.7 spaces per unit 14 x 0.7 spaces = 9.8 spaces 244 units above 50m ² : 244 units x 0.85 spaces per unit = 207.74 spaces 35 x 0.85 spaces = 29.75 spaces 51 units x 1.0 per unit = 51 spaces 194 x 1 space = 194 spaces 233 total parking spaces required	318 spaces provided
Parking (Residential- Dwelling MAXIMUM)	1.25 per unit Maximum of 230 spaces permitted	
Parking (Commercial)	-	-
Parking (Total)	250 spaces	318 spaces
Accessible Parking	201-1000 spaces required minimum 2 spaces + 2% of the total number of required parking spaces determination 2% of 216 = 4.3 therefore 4 spaces 2 + 4 = 6 total spaces required	8 spaces
Bicycle Parking- Long Term (1.8m x 0.6m)	-	-
Bicycle Parking- Short Term	20	20

PARKING SCHEDULE

Type	DESCRIPTION	COUNT
LM 1		
90° - 5.8m x 2.8m	5.8m X 2.8m	210
90° - 5.8m x 2.8m - VISITOR	5.8m X 2.8m	42
90° - ACC - 5.8m x 4.4m	5.8m X 4.4m	5
L.S. T. 41		3
TOTAL LIG PARKING		
90° - 5.8m x 2.8m	5.8m X 2.8m	210
90° - 5.8m x 2.8m - VISITOR	5.8m X 2.8m	42
90° - ACC - 5.8m x 4.4m	5.8m X 4.4m	5
TOTAL LIG PARKING: 277		277
		318

Appendix B



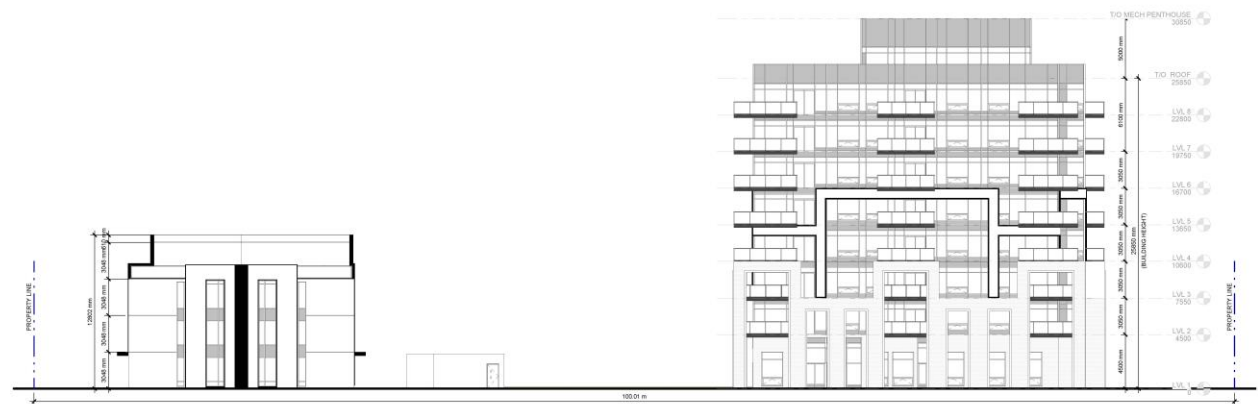
1 U/G P1
1:300



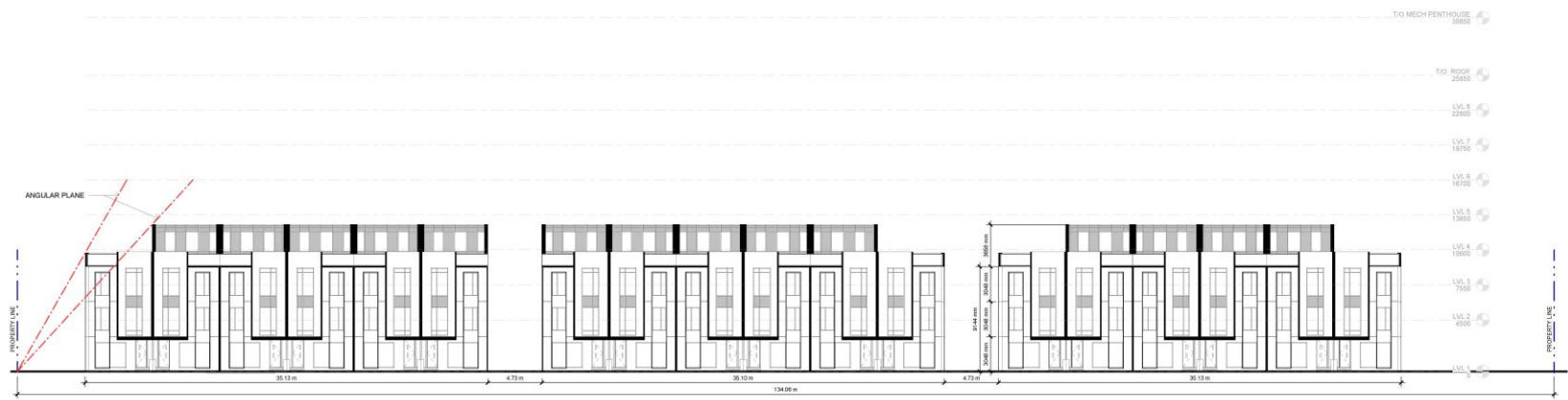
1 SOUTH ELEVATION - BUILDING A
 A202 1:175



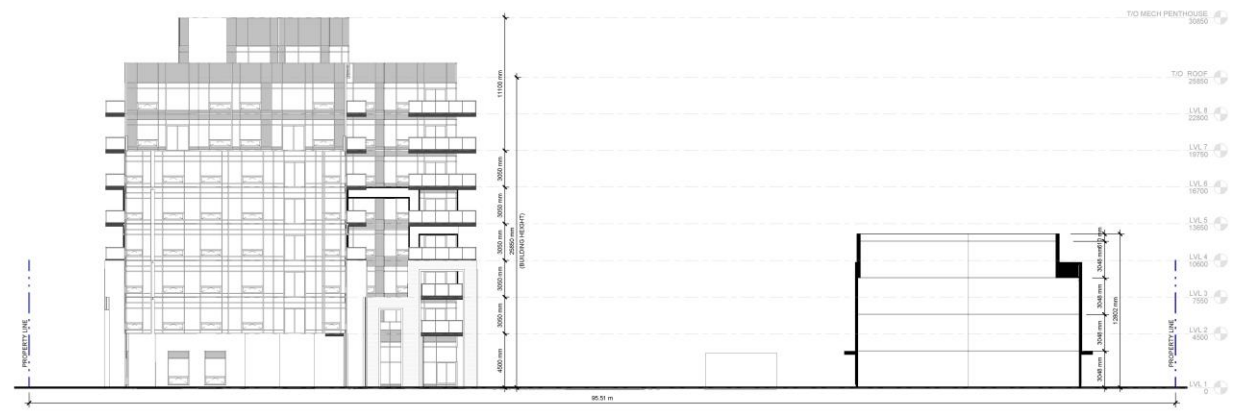
2 WEST ELEVATION - BUILDING A
 A202 1:175



1 NORTH ELEVATION - BUILDING B
 1: 175



2 EAST ELEVATION - BUILDING B
 1: 175



1 SOUTH ELEVATION - BUILDING B
 1:175



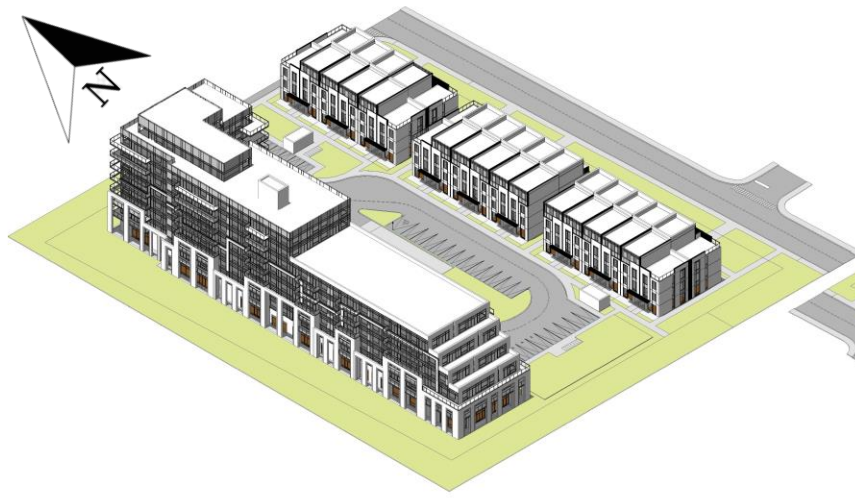
2 WEST ELEVATION - BUILDING B
 1:175



2 NORTH ELEVATION - BUILDING A
 A207 1:175



1 EAST ELEVATION - BUILDING A
 A207 1:175



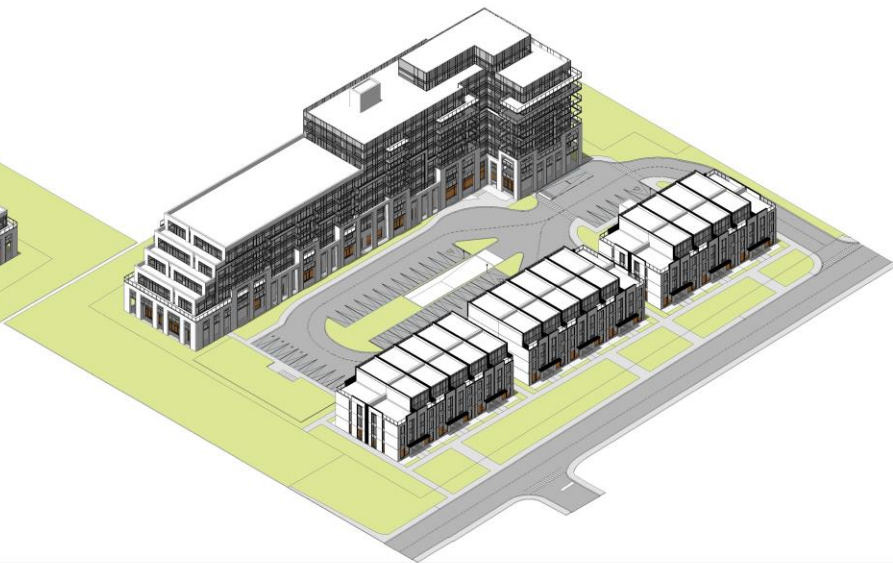
4 3D AXO IV
A219



2 3D AXO II
A219



3 3D AXO III
A219



1 3D AXO I
A219



Subject Lands 140 Glen Echo Drive



Glen Echo Drive and Loyalist Drive looking east



Looking north on Glen Echo Drive at Rainbow Drive



Rear of Glendale Secondary School (north of subject lands)



Glendale Secondary School field



Looking south on Glen Echo Drive



Looking north on Glen Echo Drive again



Viola Desmond Elementary School



Second Drive looking west



Rainbow Drive looking north



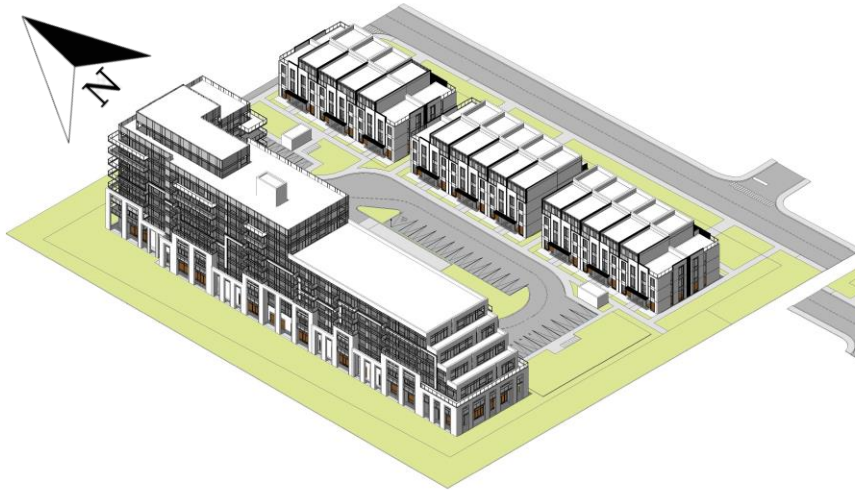
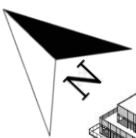
View of subject lands from Glendale Park



City programming on subject lands

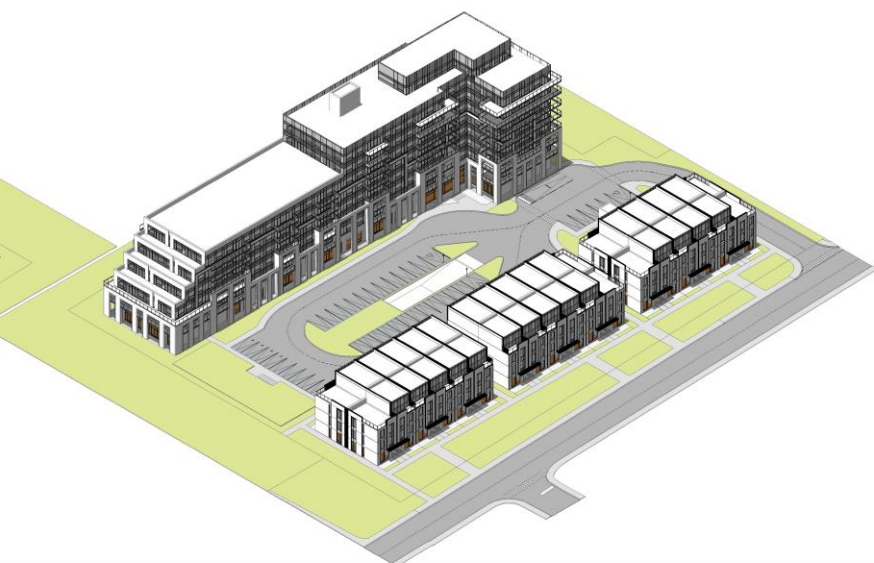
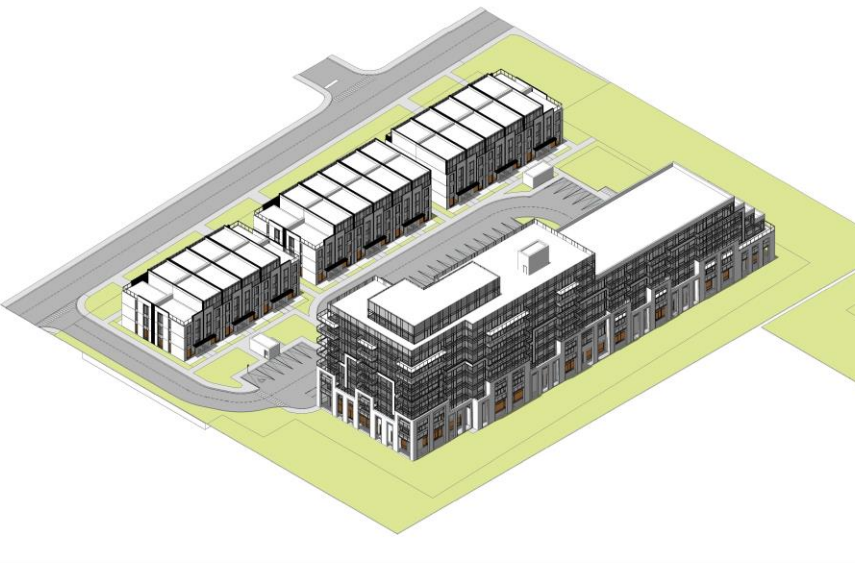


Rear of Subject Lands



4 3D AXO IV
A219

2 3D AXO II
A219



3 3D AXO III
A219

1 3D AXO I
A219



THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE



WELCOME TO THE CITY OF HAMILTON

PLANNING COMMITTEE

April 16, 2024

PED24034 – (FL/B-23:82 & FL/A-23:312)

Request for Direction to Proceed with Appeal of Committee of Adjustment Decision to Approve Consent Application FL/B-23:82 and Minor Variance Application FL/A-23:312, for Lands Located at 764 Valens Road, Flamborough.

Presented by: David Bonaventura



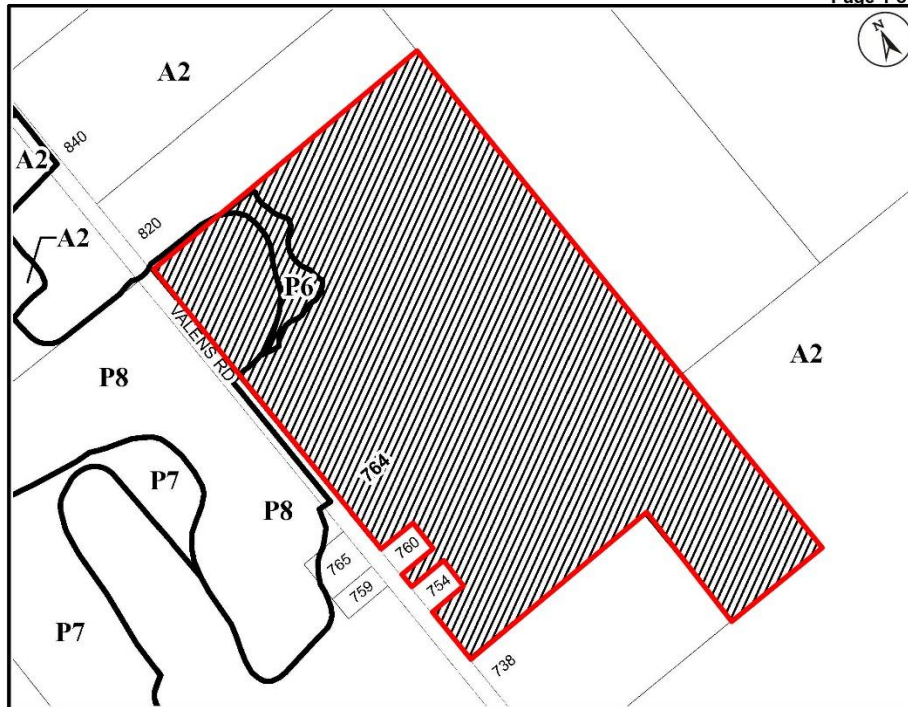
Town of Oakville, Maxar, Microsoft

SUBJECT PROPERTY

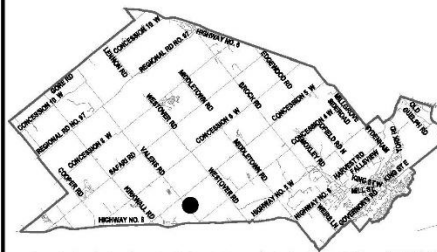


764 Valens Road, Flamborough





● Site Location



Key Map - Ward 13



Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
764 Valens Rd Appeal Report

Date:
February 15, 2024

Appendix "A"

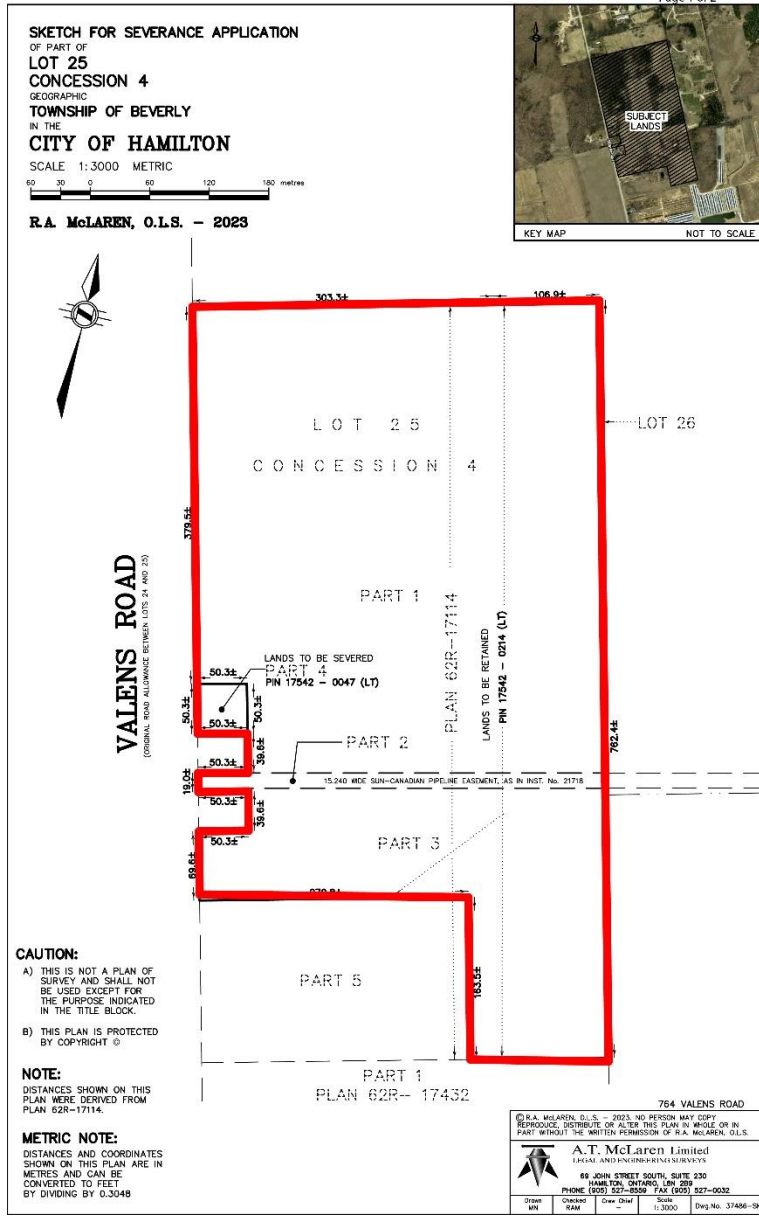
Scale:
N.T.S

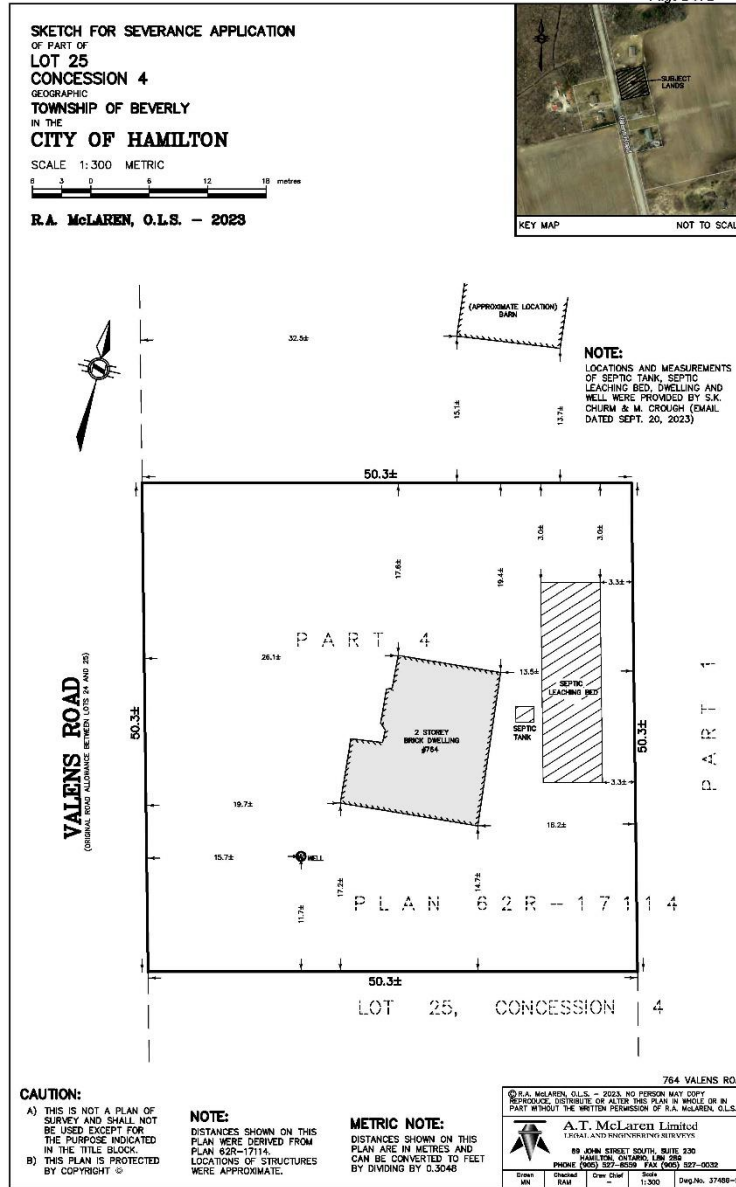
Planner/Technician:
DB/AL

Subject Property



764 Valens Road







Existing dwelling on subject lands 764 Valens Road



Existing accessory structure on farm parcel.



Looking north on Valens Road



Looking south on Valens Road



765 Valens Road across from subject lands



THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE