

Thomas, Cameron

From: Larry Button |
Sent: Monday, March 28, 2011 9:58 AM
To: Thomas, Cameron
Cc: Dr John Miltenberg; Brenda KHES
Subject: Creekside - parking (added photos)

Good Morning Cam:

By coincidence while I was taking photos of the parking along Creekside Drive yesterday so too was John Miltenberg. However while mine were taken at grade John's are from the 9th floor, of 3000 Creekside.

Just to provide some orientation....Creekside Drive is in the centre of the photo running east to Ogilvie at the top.
At the bottom right you can see a portion of the common ramp from the underground parking for 1, 2, 3, and 4000 Creekside.
2000 Creekside is at the right of the photo with 1000 Creekside at the top right at Ogilvie.
Near the top left you can see a vehicle exiting the Amica parking lot.

To reiterate some of our concerns...

- At present on street parking - as approved by the City - is already required to make up for the visitor parking shortfall at 1-2-3 and 4000 Creekside.
- There is already insufficient Amica staff parking such that they also use Creekside for parking. (I believe Councilor Powers has also arranged for parking at the municipal lots on the north side of Hatt Street in an effort to address this).
- The result is that with parking on both sides of Creekside there is barely enough room for two vehicles to pass each other on the travelled portion of the road. I would suggest that larger vehicles - such as fire apparatus - would have an even more difficult time of it.
- This existing unsafe situation is compounded by the fact that sightlines - as per my photos sent yesterday - are very poor on the bend in Creekside. Once a car has entered a section with parking on both sides it is very difficult to see another car coming in the opposite direction. For this reason some drivers move right to the centre of the road to improve their sight line...but then have to move back quickly to the right if someone's coming the other way. Furthermore, right at the bend on Creekside where this is occurring you have turning movements from both the underground parking and from the 2000 Creekside parking lot as seen on the bottom right of the photo.
- *If* Block 11 is developed for residential purposes the existing "bad" situation depicted in the photos would become much worse.
- For example, the vacant lot currently used for parking (on the left side in front of

03/28/2011

the white construction trailer) would be lost putting more parking onto the street; and Alferra can say what they will but I cannot believe that all of the parking for the proposed Block 11 / 2555 Creekside building will be accommodated on site. There will be spill over onto Creekside.

- Furthermore, while I've not had a chance to closely examine the revised proposal I expect that the entrance/exit for the proposed building will remain as per the first draft...it would be at the start of the "bend" opposite 2000 Creekside, right about where the two red vehicles are parked at left in the photos. Adding even more turning movements to this location with poor sight lines etc is not, I would respectfully suggest, good planning.

Again, if you have any questions on these photos please let me know.

Larry Button

Your message is ready to be sent with the following file or link attachments:

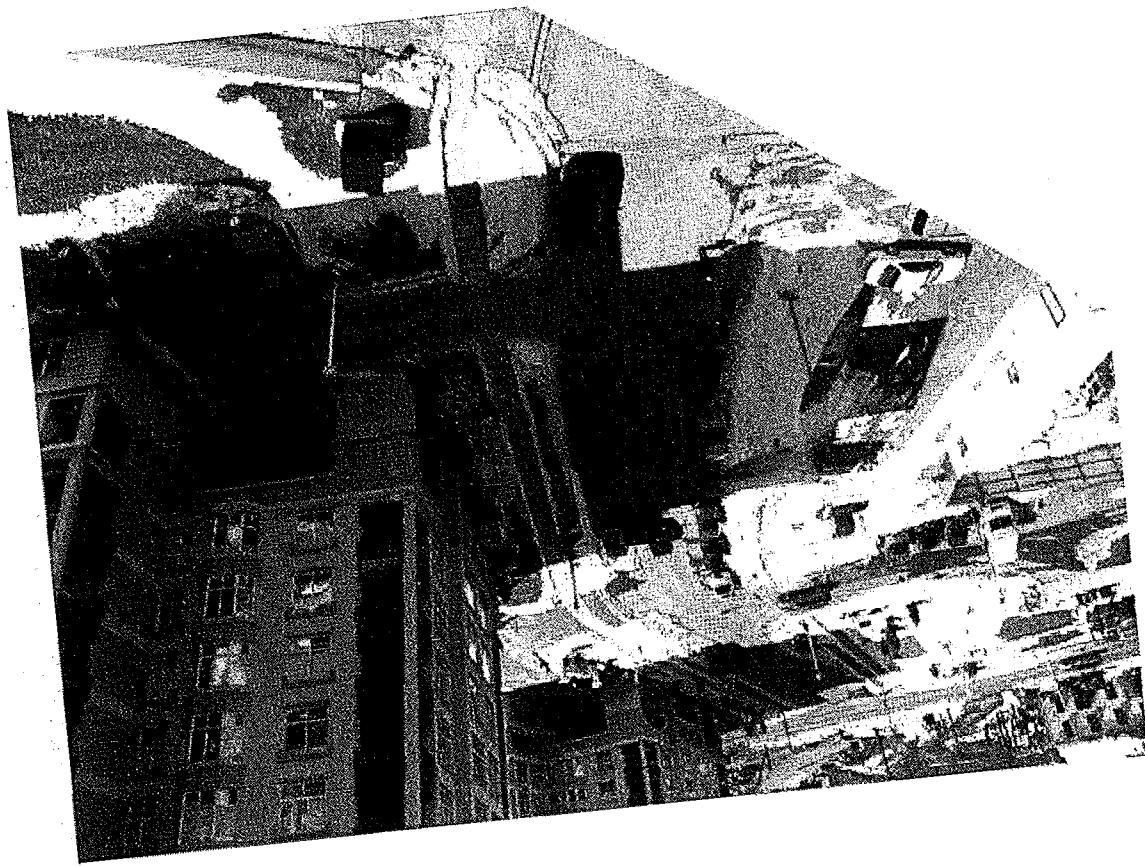
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Thomas, Cameron

From: christine westerby
Sent: Thursday, April 28, 2011 5:48 PM
To: Thomas, Cameron
Cc: Powers, Russ
Subject: Re 2555 Creeksidedrive Dundas

Re: Appeal to NOT APPROVE Alterra's request to build a 7+2 story building on 2555 Creekside Drive in Dundas.

Sir:

This letter is intended to illustrate to Hamilton City Hall staff controlling zoning amendments, that, changes and allowances had already been approved for Alterra to construct units #1000 through #4000 in its present form. These buildings originally would have been 6 stories in height, but City Hall and Alterra agreed that to erect a two- storey building at 2555 and conserve considerable green space in exchange for 9- storey buildings, as they presently are on the west side of Creek side Drive, was deemed to be a fair settlement.

When we bought in 2005, no mention was made of adding a 7-9 story building at 2555 Creekside Drive. What was mentioned in fact, and stressed in the brochures, was a "park like settings" "village-like atmosphere" and "views of the escarpment" And the views have been lovely. Based on that description of convenience and beauty, especially that shopping and downtown Dundas was so close by, most purchasers felt it would be an ideal place to retire to.

Alterra's proposal to amend will no doubt have huge negative impacts, for most people on Creekside Drive, but in particular those in buildings in #2000 and #3000, facing in the NE direction.

The following points are submitted for your consideration if Alterra's requests are not denied:

- a) It is highly likely that in #3000, we will no longer enjoy spring sunrises, sitting on our balcony;
- b) Since the additional construction of #4000 and #1000, there has been a reduction of water pressure. With the proposed additional building at 2555, and the planned expansion of Rexall and Amica, how will that affect the water pressure?
- c) The additional construction as proposed by Alterra will put untenable pressure on owner/tenant/visitor/service vehicles/emergency vehicle(s) parking. It is believed that Creekside drive is actually narrower than standard city road, thereby turning this road into a monster situation, not only for parking, but for pedestrians both able and disabled, and seniors to navigate across.
- d) Even now, Pedestrian traffic seems to have been overlooked. There are NO safe crossing areas for pedestrians from Creekside across to Hatt Street to the downtown Dundas core; or, from Creekside across Ogilvie to Metro. Further, if one wishes to go to either the railtrail or Warren park, one has to cross Ogilvie, as there is no sidewalk on the west side of Ogilvie between Creekside and Governors Rd, and then further cross at the Governors Rd and Ogilvie light to regain a sidewalk. What further complicates this trip is the hazardous uncompleted SW corner of Ogilvie and Creekside. We have seen

04/28/2011

the white construction trailer) would be lost putting more parking onto the street; and Alterra can say what they will but I cannot believe that all of the parking for the proposed Block 11 / 2555 Creekside building will be accommodated on site. There will be spill over onto Creekside.

- Furthermore, while I've not had a chance to closely examine the revised proposal I expect that the entrance/exit for the proposed building will remain as per the first draft...it would be at the start of the "bend" opposite 2000 Creekside, right about where the two red vehicles are parked at left in the photos. Adding even more turning movements to this location with poor sight lines etc is not, I would respectfully suggest, good planning.

Again, if you have any questions on these photos please let me know.

Larry Button

Your message is ready to be sent with the following file or link attachments:

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IMG_2137 web

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The four buildings already far exceed density targets and another 67 units would skyrocket the density numbers. Overcrowding is not the goal of good town planning. The footprint of the building is simply too large for the space in question.

Creekside Drive is a narrow residential street and the addition of another 67 units would just generate more traffic causing more danger to pedestrians. Parking on both sides of the street as approved by the city makes it difficult to pass another vehicle. We have had to stop to allow an oncoming vehicle to pass.

The four buildings already cause increased wind velocity in spaces between the existing buildings. Another building across the street would amplify the wind tunnel effect causing discomfort to pedestrians.


It is doubtful that the existing infrastructure would accommodate another building with 67 units thus causing more inconvenience to present occupants as the infrastructure is expanded.

Alterra promised green space in return for the approval to erect 9 storey buildings which exceeded existing height restrictions. They promised a community centre with a swimming pool. They promised a natural setting. Now, they want to renege on all of their promises and cause a reduction in comfort and quality of life while increasing hazardous conditions in the Village.

With respect, I submit that the Planning Committee and City Council should not perpetuate over-crowding, non-compliance with existing height restrictions, removal of green space, reduction of quality of life, and increasing danger to pedestrians and vehicular traffic in a very small area in the Village. Council should stick to the original agreement struck with the developers with respect to the condo buildings in the Village. No further amendments should be made as the plan was approved and implemented and should stay as is.

I look forward for the opportunity to address the City's Planning Committee at a public meeting.

Yours truly,



Stan Lasanowski

CC to: Russ Powers
Councillor
City of Hamilton
71 Main Street West, 2nd Floor
Hamilton, Ontario, L8R 4Y5

Stan Lasanowski
806-3000 Creekside Drive, Dundas, Ontario, L9H 7S8
Tel: _____ Email: _____

April 14, 2011

Mr. Cam Thomas
City of Hamilton
Planning and Economic Development Department
Planning Division – Development Planning – West Section
71 Main Street West, 5th Floor
Hamilton, Ontario
L8R 2K3

Dear Mr. Thomas:

Re: File No: OPA-09-014 and ZAC-09-055 – Notice of Objection

In May of 2005, we visited the model suite and sales office of Alterra at 2000 Creekside Drive. We were given plans of the various floor plans that would be available in the new building under construction at 3000 Creekside. We were given all of the advantages of living in that building including the fact that there would be a community centre with green space. The community centre was to include a swimming pool that would be used by the four condo building owners of Spencer Creek Village (Village) and the residents of Amica, a wellness facility.

In 2006, we again visited the sales office and again were told that we would have access to the community centre, which would be a 2 storey building, and park once the 4 buildings were completed.

In May of 2006, we purchased a unit at 3000 Creekside Drive.

Now, we have received your notice, dated April 8, 2011, of the revised application to build a 7 storey, 67 unit condominium apartment building in Block 11 at 2555 Creekside Drive in Dundas as described in the Official Plan Amendment Application (File No. OPA – 09-014), and Zoning Amendment Application (File No. ZAC – 09-055).

I wish to go on record that I am opposed to this proposed development and any amendments to either the Official Plan and/or Zoning By-Law with respect to this proposed development.

We enjoy walking and would enjoy the opportunity to have green space within Spencer Creek Village as promised. Now we have to walk to other parts of the town to enjoy park space.

Thomas, Cameron

From: robillard [mailto:robillard@...]
Sent: Friday, April 15, 2011 10:08 AM
To: Thomas, Cameron
Cc: Powers, Russ; VanderBeek, Arlene
Subject: Revised Application re:OPA-09-014 and ZAC-09-055

Mr Thomas:

We are writing to express our concern and opposition once again to the Official Plan Amendment Application (File No. OPA-09-014 and Zoning Amendment Application (File No. ZAC -09-055) as proposed for the development of Block 11, aka, 2555 Creekside Drive.

As we understand it, these zoning and plan amendments represent a dramatic change from original proposals and subsequent approvals.

Some quid pro quo's seem to have occurred, e.g. the developers were allowed to build the 4 - nine storey buildings known as 1000, 2000, 3000 and 4000 Creekside Drive instead of the 6 storey limit because the buildings backed onto Spencer Creek and its' surrounding greenlands. This variance was granted with the understanding that Block 11 would be developed as a park/recreation area. Also, the developer would be allowed to increase the Amica building and subsequently decrease Block 11.

Further to this, the original usage for this land was to have been to build a park with a two storey "club house" surrounded by the Creekside community. Somehow, this 2 storey building became a 9 storey and now the proposal is for a 7 storey building.

We reiterate that we see this proposed 7 storey, 67 unit building as having an everlasting and negative impact on Creekside Drive in the following ways:

- an increase in traffic
- an increase in parking needs
- an increase in density and intensification
- an effect on the environment
- an obliteration of sight lines and escarpment view
- a violation of existing quid pro quo agreements
- an increased danger to pedestrians
- changes from what original owners bought into
- a loss of privacy..buildings and balconies too close
- also too close to the road

We thank you for the opportunity to voice our opinions and concerns.

Sincerely

Elizabeth Robillard
J Anthony Robillard
303-3000 Creekside Dr
Dundas, ON
L9H 7S8

04/15/2011

Thomas, Cameron

From: Larry Button
Sent: Monday, April 11, 2011 4:16 PM
To: Thomas, Cameron
Cc: Dr John Miltenberg
Subject: OPA-09-014 / ZAC-09-055 (Alterra / Creekside Drive, Dundas)

Cam:

The Notice regarding the revised application on the above captioned arrived in today's mail.

Unless you've already sent John Miltenberg electronic copies of the plans could you please send them to me. I've already had several owners say they cannot read the detail on the 8.5" x 11" hard copy. With the electronic copies they'd be able to enlarge the image.

Secondly the revised Notice seems to go into much more detail than the initial January 15, 2010, mailing. The most obvious change is in the scale of the building from 9 storey - 90 units to 7 storey - 67 units.

However, under "Purpose and Effect of Applications" in the 2010 Notice there is reference only to the 9 storey - 90 unit condominium. In the April 8, 2011, Notice there's a whole section on the increase in the overall number of residential units from 322 to 389 units. Several owners have seized on this change asking if the scope of the OPA has now been broadened beyond just Block 11 to take in the entire site. I would appreciate your comments on this.

Larry Button

Thomas, Cameron

From: Daniel Kollek
Sent: Tuesday, April 12, 2011 12:24 PM
To: Thomas, Cameron
Cc: Rawlings, Alexandra; Powers, Russ
Subject: Objection to revised proposal - File No: OPA-09-014 and ZAC-09-055

Dear Mr. Thomas,

I am in receipt of the letter dated April 8th with the revised proposal. Looking it over I do not see any substantive changes. What changes are present do not address any of the health and quality of life issues posed by the original proposal.

In February last year I sent you a detailed review of the concerns posed by this development. I have attached it again FYI. I also have copied Ms. Rawlings and Mr. Powers as I did with the original submission.

I would appreciate if you could acknowledge receiving this email and look forward to hearing from you about future developments on this issue.

Best wishes,

Daniel Kollek

Dr. Daniel Kollek
Associate Professor - Emergency Medicine, McMaster University
Director - Centre for Excellence in Emergency Preparedness

4000 Creekside Drive, Unit 902
Dundas Ontario, L9H 7S9, Canada

DR. DANIEL KOLLEK

February 5th, 2010

Cam Thomas
City of Hamilton,
Planning and Economic Development Department,
Planning Division-Development Planning- West Section
77 James Street North, Suite 400
Hamilton, ON L8R 2K3

Dear Mr. Thomas,

Re: File No: OPA-09-014 and ZAC-09-055

I am filing an objection to the application for an amendment to the Official Plan and zoning by-laws regarding the above referenced file number, namely the;

**Proposed 9 Storey, 90 Unit Condominium Apartment Building
2555 Creekside Drive Dundas, Ontario**

The grounds for my objection are as follows:

1. If approved, the population density of this area would increase dramatically. The area is zoned for 322 residential units. The existing towers already contain approximately 250 units. Coupling that with the residents at Amica retirement home already would clearly exceed the zoning. Even if Amica is not included in the count (and they should be since they live here, use the space, use local shops & facilities and pay taxes) **the proposal will exceed the zoning.**

4000 CREEKSIDE DRIVE, UNIT 902
DUNDAS ONTARIO, L9H 7S9, CANADA

2. The buildings house a predominantly retired population. In keeping with the above concern around density there are inadequate crosswalks across Hatt & Ogilvie streets to service the existing (slower moving) elderly population. If approved the proposal will increase that population dramatically and will put more elderly at risk as they try to do their errands and shop. Residents in the towers have been told that adding a crosswalk at Hatt Street would impede traffic. On the other side, adding one at Ogilvie Street is impractical since the crossing would be in a dip which is invisible to cars coming from King Street. Thus, even if a crosswalk was available on Ogilvie Street it would be in a visual dead space for drivers until they were immediately upon it, making stopping impractical. Thus increasing the traffic of elderly crossing the adjacent streets **puts more elderly at risk of injury.**

3. I understand that during the original sale of units to the owners Alterra displayed the area in question as a park. If so, and since Alterra must have known they planned to develop the land, this would be **misrepresentation by Alterra** for the purpose of profit at the expense of - and in total disregard for the needs of - the citizens of Dundas who accepted their presentations as honest and accurate.

4. If the proposal is approved **the view of the escarpment from the units in buildings 1000, 2000 & 3000 will be lost** and in 4000 it will be decreased.

5. Not only is the loss of view significant but, apparently, during the original sale, Alterra promoted the views of the escarpment as a benefit of living in the towers. If so, and since they must have known that the promised view would not be available, this would again be gross and callous misrepresentation by Alterra. It is **neither reasonable nor just for them to now profit from this deceit** (above and beyond the profit they have already accumulated from the existing towers).

6. If the proposal is approved, the resulting narrow street, sandwiched as it will be between tall buildings, will be endlessly shaded and dark allowing almost no direct sunlight to people on lower floors. This will have a **direct impact on the quality of life of all the residents** reducing them to living in dark apartments.

7. If the proposal is approved the resulting building will take a light open space and turn it into a windy dark alleyway. It will create a wind tunnel that will exacerbate an already very windy area. As mentioned, the residents are, in the majority, retired and aging to elderly so this will pose a hazard for them. Anyone who has been caught in a gust on a street between tall buildings can envision what this can do to a frail older person trying to walk to the store or to Downtown Dundas. While this may sound trivial to a younger reader, in my day to day work as an Emergency Physician I see the impact of falls on the elderly again and again. This is not a trivial matter by any means. More wind and less light mean more falls. More falls mean **higher morbidity and mortality**. The equation is well known and simple.

8. Parking for guests is already inadequate despite using the street as well. If the proposal is approved **the parking problem would be exacerbated**.

9. Park space in Dundas is quickly disappearing and with it a quality of life. If the original proposed parkette is changed, the elderly residents of Amica – the retirement/nursing home on the same lot – and **the residents of the four towers will have no access to green space** unless they drive to it.

10. If the proposal is approved **the character of Dundas will be altered**. Looking at Dundas from the escarpment (coming down from highway 6) the existing buildings already stick out like a sore thumb. Adding more high rises will change the town, losing the small town charm that attracts people (and businesses) to Dundas. This will decrease property value and – eventually – the tax base. Protecting the character of Dundas is an investment in the future

11. Above and beyond the concerns around potential ethical misconduct mentioned earlier, there have been **multiple complaints about the quality of work by Alterra**, namely that it is shoddy and delayed. While this may not be germane to the specific proposal, town council may want to consider if they want builders like this operating here.

In an attempt to not be totally negative I might suggest that, while there is general objection to any building, there might be less objection to expanding the retirement home along Hatt street at its existing 4 story level and leaving an open area in the centre. This would be in keeping with the character of Dundas, provide a sheltered central area which would be ideal for a parkette, not create the light and wind issues mentioned above and have a far smaller impact on the population density.

LEO E. LAVIOLETTE, P. ENG.
Suite 601, 3000 Creekside Drive, Dundas, Ontario L9H 7S8
TEL

February 8, 2010

Mr. Cam Thomas, City of Hamilton
Planning and Economic Development Department
Planning Division – Development Planning – West Section
77 James street North, Suite 400, Hamilton ON L8R 2K3

Re: File No: OPA-09-014 and ZAC-09-055, Block 11, 2555 Creekside Drive, Dundas

Dear Mr. Thomas:

Thank you for the opportunity to comment on these official plan and zoning amendment applications.

Our comments oppose the proposed official plan and zoning amendment for the purpose of building a 9 storey, 90 unit condominium apartment building.

The history of the Spencer Creek developments and the information provided to purchasers of condominium suites at 1000, 2000, 3000 and 4000 Creekside Drive is important background to this application. Reviews of minutes of formal municipal meetings, by-laws of the former Town of Dundas and by-laws of the City of Hamilton from 1995 through 2005 reveal the granting of significant concessions to the developers of the site known formerly as 50 Hatt Street.

- The entrance to the site from Hatt Street was relocated from opposite Memorial Square to its present location east of Memorial Square freeing more land for development. This change created two T-intersections with a fire station entrance between them and a much less manageable traffic control problem than if the entrance had been retained opposite Memorial Square where a four-way intersection would have been created.
- On March 5, 2005 the City's Planning and Economic Development Committee, REPORT 05-006, allowed Richard Liebttag to increase the maximum size of his permitted retirement home (now Amica) from 100 residents to 151 residents and stated Block 11 be rezoned from the Holding, Park and Recreation "H-PR1/S-84" Zone to the Park and Recreation "PR1/S-84" Zone.
- The City's BY-LAW NO. 05-051 in adopting the Official Plan Amendment No. 9 to the former Town of Dundas Official Plan stated an "Actual Change" as "The maximum height of residential buildings along the north side of Spencer Creek shall be 9 storeys."

Finally I note that the letter soliciting feedback with the deadline of February 8th was sent out January 17th. This gives a very short time to respond and, for those residents who are away for the winter (remembering the older population of the towers), it provides them with no opportunity to respond at all. The builder has had significant time to prepare their proposal and the request for feedback could have been issued in the summer. There is an inherent (and, keeping the above ethical concerns in mind, I can only hope accidental) unfairness in providing the residents with such a short time frame during the winter months.

I would appreciate if you could keep me posted of all developments relating to this application, including but not limited to; all meetings, correspondence and reports. I can be reached through email at _____ or by lettermail.

Thank you for your time in reading this letter and for your attention to this issue.

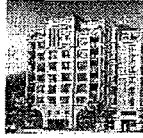
Yours,

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke extending to the right.

cc: *City Clerk, Economic Development & Planning Committee

*Russ Powers, Councillor, Ward 13

**Wentworth Standard
Condominium Corporation 374
2000 Creekside Drive
Dundas, ON L9H 7S7**



**Wentworth Standard
Condominium Corporation 400
3000 Creekside Drive
Dundas, ON L9H 7S8**

September 1, 2006

Mayor and Members of City Council
City of Hamilton
Hamilton City Hall
71 Main Street West
Hamilton, Ontario, Canada
L8P 4Y5

Re: Parking on Creekside Drive in Dundas

Dear Mayor and Councilors:

We, representing the 124 owners at 2000 and 3000 Creekside Drive, are very concerned about a unique parking dilemma created by the City of Hamilton (including the former Town of Dundas) on Creekside Drive from Ogilvie Street to Hatt Street in the former Town of Dundas.

The City (Hamilton and the former Town of Dundas) has provided an exemption to its normal zoning regulations for the developer, Alferra, to meet its visitor parking requirements for 2000, 3000 and 4000 Creekside Drive by designating twenty-two (22) of the required 48 visitor spaces "on the adjacent street" – Creekside Drive, a designated public right-of-way. These designated on-street visitor parking spaces are shown on the developer's site plans approved by the City. We anticipate additional visitor spaces for the future 1000 Creekside Drive will be designated on the street.

Our question – how will the City of Hamilton identify and control the designated on-street visitor parking spaces for the exclusive use of visitors to our owners' homes on Creekside Drive?

Yours truly,

R. C. Glass, President, Wentworth
Standard Condominium Corp. 374

Leo Laviolette, President, Wentworth
Standard Condominium Corp. 400

In providing these concessions – relocation of the Hatt Street entrance, increase in maximum size of the permitted retirement home (now Amica) from 100 residents to 151 residents and allowing maximum height of residential buildings along the north side of Spencer Creek to be 9 storeys rather than 6 storeys – there has been consistently a commitment to retain Block 11 (2555 Creekside Drive) as Park and Recreation "PRI /S-84" Zone. A City of Hamilton Staff Report on February 11, 2005 noted "that Block 11 also serves as outdoor amenity space for the retirement home in the existing by-law."

Furthermore, in promoting the Spencer Creek Condominiums at 1000, 2000, 3000 and 4000 Creekside Drive, Alterra offered the open spaces of Block 11 as a benefit.

Site Plan and Parking

The concession allowing the maximum height of residential buildings along the north side of Spencer Creek to be 9 storeys rather than 6 storeys enabled Alterra to increase the number of condominium units from 38 to 62 (an increase of 24 units) in each of the four buildings for a total of 96 more units. This generated a need for Alterra to provide an additional 24 visitor parking spaces to meet the zoning requirements.

The City (Hamilton and the former Town of Dundas) provided an exemption to its normal zoning regulations for the developer to meet its visitor parking requirements for 1000, 2000, 3000 and 4000 Creekside Drive by designating twenty-eight (28) of the required 64 visitor spaces "on the adjacent street" – Creekside Drive, ultimately a designated public right-of-way. These designated on-street visitor parking spaces on both sides of Creekside Drive are shown on the Applicant's site plan A102. On-street parking has been reduced subsequently by fire department restrictions, by on-street waste handling requirements, and the opening of a second driveway access to 2000 Creekside Drive. The proposed development would further reduce on-street parking by ten or more spaces.

Concerns about this unique concession to allow visitor parking as required by zoning regulations to be accommodated on a future public right-of-way were delivered to the Mayor and Members of City of Hamilton Council by letter (attached) dated September 1, 2006 and signed by the presidents of Wentworth Standard Condominium Corp. 374 (WSCC374) at 2000 Creekside Drive and Wentworth Standard Condominium Corp. 400 (WSCC400) 3000 Creekside Drive.

Thus, we believe, our opposition to the proposed official plan and zoning amendment for the purpose of building a 9 storey, 90 unit condominium apartment building is justified.

Traffic and Transportation

Regardless of future development a primary concern is traffic and transportation.

Traffic and transportation concerns include the need for pedestrian and traffic controls at the intersections of Creekside Drive with Ogilvie Street and Hatt Street and the application of calming and direction controls on Creekside Drive.

At the intersection of **Creekside Drive and Ogilvie Street** the need for vehicular turn prohibitions should be considered or, alternatively, develop a left turn lane for vehicles turning into Creekside Drive. Many pedestrians are crossing Ogilvie Street at this location and some provision is needed for their safety.

Similarly, at the intersection of **Creekside Drive and Hatt Street**, consideration should be given to turn prohibitions, separate left turn lanes and pedestrian crossings. Also, the possibility of a roundabout for this location should be examined before additional building applications are received for properties at the south-east and south-west corners of the intersection.

Presently **Creekside Drive** is used as a shortcut between Ogilvie Street and Hatt Street avoiding the signalized intersection of Ogilvie Street and Hatt Street and as access to the medical and pharmacy building at Hatt Street. Remedial action could include **one-way designation** of Creekside Drive and should include calming devices such as **speed humps** with the final paving.

We reserve the right to make further comments and request delegate status at future public meetings.

Yours truly,

Leo Laviolette

Paula Laviolette

Leo and Paula Laviolette

Cc Councilor Russ Powers
Alexandra Rawlings

704-2000 Creekside Drive
Dundas, ON L9H 7S7

Cam Thomas, City of Hamilton
Planning and Economic Development Department
Planning Division - Development Planning - West Section
71 Main Street West, 5th Floor
Hamilton, ON L8R 2K3

RECEIVED APR 14 2011

April 12, 2011,

Subject: **OBJECTION** - Official Plan Amendment Application (File No. OPA-09-014)
Zoning By-law Amendment Application (File No. ZAC-09-055)

Dear Sir,

I oppose these proposed amendments for the following reason:

Spencer Creek Village was advertised and sold on the basis of a four building development on the south side of Creekside Drive with a small park on the north side. There was never any mention of a fifth condominium building which is now being described as 2555 Creekside Drive.

I bought my unit based on that understanding. Had I known then, that in fact another seven storey condominium would replace the park, adding traffic and congestion, and change the character of the planned neighbourhood, I never would have considered buying.

The builder now seeks to renege on promises made over and over again in printed advertising for the four Spencer Creek Village buildings, and should not be allowed to use bait and switch tactics on purchasers like me, who bought in good faith that precisely what was advertised as Spencer Creek Village would be built.

Yours truly,



Peter Dawson

Thomas, Cameron

From: Elmer and Peggy Anderson |
Sent: Saturday, April 16, 2011 6:35 PM
To: Thomas, Cameron
Cc: Powers, Russ
Subject: Development of 2555 Creekside Drive, Dundas, Ontario

Mr. Cam Thomas
Planning and Economic Development
71 Main Street West, 5th Floor
Hamilton, Ontario L8R 2K3

Dear Mister Thomas:

I am writing this letter of opposition to the Revised application to build a 7 storey, 67 unit condominium apartment building in block 11 at 2555 Creekside Drive in Dundas as described in: Official Plan Amendment Application (File No. OPA-09-014) and Zoning Amendment Application (File No. ZAC -09-055)

Dundas has been my home for over 40 years. I have always enjoyed the small town feeling and warmth here. Six years ago when we were looking for a condominium, we decided to buy here on Creekside because of the lovely views and the green space in Block 11. Now we are threatened with losing this space, and I am not happy about that. The proposed new building will be too close to the road, and will only add to the traffic problems we are faced with now.

With so much of the space covered with buildings, it will just be like living in a concrete jungle, which is not what I expected when I came here. I feel Alterra has broken trust with all of us who bought here in good faith.

Sincerely,
Margaret Anderson.

04/18/2011

Thomas, Cameron

From: Elmer and Peggy Anderson [e26p27@sympatico.ca]
Sent: Saturday, April 16, 2011 2:38 PM
To: Thomas, Cameron
Cc: Powers, Russ
Subject: Opposition to development of 2555 Creekside Drive Dundas, Ontario.

Mr. Cam Thomas,
City of Hamilton, Ontario.
71 Main Street West,
Hamilton, Ontario. L8R 2K3

Dear Mr. Thomas,

I am writing in opposition to the Revised application to build a 7 story, 67 unit condominium apartment building in Block 11 at 2555 Creekside Drive in Dundas as described in the Official Plan Amendment Application (File No. OPA—09-014 and Zoning Amendment Application (File No. ZAC -09-055).

As a longtime resident of Dundas I chose to retire here twenty years ago and over five years ago moved to 3000 Creekside Drive.

I have followed with interest the development of the town and became most interested in the development of the property vacated and left undeveloped on which Spencer Creek Village has developed.

I am opposed to the proposed application for the development of Block 11 at 2555 Creekside Drive for a number of reasons:

- 1) The original plan approved by the then town of Dundas designated Block 11 for a much more appealing use.....green space , and recreational possibilities. I believe the openness of the space is most important.
- 2) The footprint of the proposed building is particularly excessive on the streetscape. The length of the building on Creekside is very obstructive and confining.
- 3) The height of the proposed building is almost identical to 1000, 2000, 3000, and 4000 Creekside Drive and higher then Amica at 50 Hatt Stret which already obstructs view of the town and the high level bridge in Hamilton
- 4) With another 67 units in Spencer Creek Village the density of population in exceedingly high and would be unacceptable.
- 5) The traffic on Creekside Drive is already hazardous on a curved street. Parking is very minimal at 1000, 2000, 3000, and 4000 Creekside Drive and street parking is very limited and adds to the traffic flow problem particularly in the winter.

Yours sincerely,

04/18/2011

Thomas, Cameron

From: Norma
Sent: Saturday, April 16, 2011 2:25 PM
To: Thomas, Cameron
Cc: Powers, Russ; VanderBeek, Arlene
Subject: Official Plan Amendment Application (File # OPA-09-014), and Zoning Amendment Application (File # ZAC-09-055)

Seven years ago when we purchased our Condo at 3000 Creekside Drive from plans (building had not yet begun), we were told that the land opposite would be used for a 2-4 storey recreation complex with pool, a small park, some medical offices, and possibly a boutique, and these facilities would greatly benefit our occupancy. We also saw a drawing showing these plans. This absolutely influenced our decision to buy in this location.

Then we learned that the Developer had applied for re-zoning. How can this be allowed to happen? Firstly that a Developer can renege on the stated intentions for the buildings which were a real factor in promoting sales, and secondly that re-zoning would even be considered in such a high-density location, when it is not for the common good or interest (especially considering the average of the residents).

I list below just a few of the definite problems arising from such overcrowding on Creekside Drive:

- ** Vehicular traffic is already very busy on Creekside Dr. and the inadequate road is consistently used by cars as a by-pass to and from Hatt & Ogilvie Streets. Speeding is very common. It is quite dangerous for elderly folk, some using a walker. Additional cars from a 7-storey building would intensify this traffic.
- ** There are insufficient Condo Visitor parking spaces, and Creekside Drive does allow for the number of parking spaces necessary now, let alone for additional units.
- ** The Wind Tunnel Effect, which even with the existing buildings, is already uncomfortable and problematic, and can make walking (for seniors) quite dangerous.
- ** Poor Water Pressure - water-flow has decreased over the past years with the addition of the units in 4000 and 1000 as they were built. Sometimes it is reduced to a trickle from the tap or washing machine, and we have been told that this is a City matter but probably nothing could/would be done.
- ** It is understood that Senior Citizens, in order to promote continuing good health - physical, mental and emotional - with an acceptable quality of life, need green space and a place to exercise and keep moving.

We are distressed to find that what we had bought into in good faith, can be ignored or overlooked or reneged upon by the developer.

We cannot believe that the City of Hamilton would allow plans, other than originally proposed and zoned for, to proceed.

Norma Mishkel, PH2, 3000 Creekside Dr., Dundas, L9H 7S8

04/18/2011

Thomas, Cameron

From: Maurice Mishkel |
Sent: Saturday, April 16, 2011 3:24 PM
To: Thomas, Cameron
Cc: Powers, Russ; VanderBeek, Arlene
Subject: Official Plan Amendment Application (File # OPA-09-014) and Zoning Amendment Application (File # ZAC-09-055)

Five years ago when we retired in our mid-70's, we moved to Dundas to 3000 Creekside Drive. We were amazed at the growth of Dundas' remarkable amenities - the food stores, boutiques, restaurants, banks, Library, Carnegie Gallery, etc., in addition to the health facilities/offices all within 5-10 minutes walking distance - and all advantageous for seniors. None of the growth has been detrimental to the ambiance of the village atmosphere of Dundas. These years of our life in Dundas have been full of contentment.

Nothing is totally perfect, and what is, is not always lasting. We have come to terms with many of the problems associated with Condo living, such as inadequate outdoor parking for visitors, but cannot adjust to the present dangers of injury to pedestrians on Creekside Drive, where the average age of dwellers is in the mid-60's, some of whom require walkers. What we cannot accept is the proposed over-densification of this area, resulting in even heavier traffic.

With the increased condo population now in the four towers, plus the Amica residents, one has to be agile walking, or especially vigilant driving, along Creekside Drive, partly because of speedsters cutting through between Ogilvie and Hatt. It is hazardous to cross Ogilvie or Governors Road, by car or on foot, make left or right turns by car from Creekside to Hatt, or cross Hatt on foot.

The proposed 7-storey tower would cut out the sunlight for the units opposite the building, due to facing in the North-easterly direction. Seniors especially need such light. We would experience a lack of privacy, having to draw shades for much of the day as well as evening.

Do we have to say good-bye to green space, direct morning sunlight, the sight of snow-covered downtown Dundas at night, and the feeling of air and space around us? Must we say Hello to feeling hemmed in, a close-up view of neighbors, increased congestion with additional parking and traffic problems, as well as an environment detrimental to the health of an aging population?

When looking to purchase our Condo we were told the land opposite would be used for a 2-4 storey recreation complex with a pool, a small park, some medical offices, and possibly a boutique or two, which facilities would enhance our lifestyle here.

It is distressing for my wife and self that these amendments are requested by the developer when his agent showed us other plans when selling us our Condo. This is not what we bought into.

Maurice A. Mishkel, M.D. (ret.), PH2, 3000 Creekside Dr., Dundas, L9H 7S8.

04/18/2011

Thomas, Cameron

From: Blanche Dingle
Sent: Sunday, April 17, 2011 7:28 PM
To: Thomas, Cameron
Subject: rpowers@hamilton.ca; avanderb@hamilton.ca

April 17, 2011

Mr. Cam Thomas

City of Hamilton

Planning & Economic Dev. Dept.

71 Main St. W. 5th floor

Hamilton, On L8R 2K3

Email: Cameron.Thomas@hamilton.ca

Re: Revised Application to build a 7 storey, 67 condominium apartment building in Block 11 at 2555 Creekside Drive in Dundas

As described in:

Official Plan Amendment Application (File No. OPA-09-014) and Zoning Amendment Application (File No. ZAC-09055)

Letter of Objection;

Green Space in Block 11 was promised in return for four 9 storey buildings – 4 - 9 storey condo buildings were build.

With Amica at one side and 4 buildings at the other it will be over-crowded, and more density which is allowed. Looking at the drawings the building is right on the road and too close to other buildings. There

04/18/2011

Thomas, Cameron

From: Donna Kalaher
Sent: Saturday, April 16, 2011 10:10 PM
To: VanderBeek, Arlene; Powers, Russ; Thomas, Cameron
Cc: Stu Chapman; Dave Burrows
Subject: Alterra Proposal for 2555 Creekside Drive

Dear Sirs,

It has come to our attention that the Alterra Corporation has applied to build a 5th Building at 2555 Creekside Drive, and effectively create a "blight" of apartment buildings and eliminate both the green space and recreational facilities they had promised before being granted permission to build the four existing buildings.

The Town of Dundas and City of Hamilton enshrined these features into the zoning bylaw which states specifically that only green space and/or recreational facilities will be allowed on this site.

It is unbelievable that Alterra would have the audacity to directly contravene both their own promises, and the city zoning by laws. Furthermore, the negative impact on the current Creekside Development, the Amica development, and the entire Dundas downtown would be devastating.

The Dundas downtown is bereft of any green space, and desperately needs this site to offer residents an oasis within the downtown core.

In turn, the planning department would be derelict in their duties should they approve any plan that would see a zoning change be passed.

As owners of a condo in 3000 Creekside we would like to add our voices to the overwhelming negative response from all residents in the Creekside Development, the Amica development, and the residents of Dundas to this ill conceived proposal.

We also want to know when this site will be cleaned up and sodded. Alterra has left the whole site in a terrible state of jumbled rocks, fences, and building supplies for years.

Yours sincerely,

Donna Kalaher & David Burrows
3000 Creekside, Unit 703

04/18/2011

Thomas, Cameron

From: radha pather [radhaindran@yahoo.com]

Sent: Sunday, April 17, 2011 2:41 PM

To: Thomas, Cameron

Cc: Powers, Russ; VanderBeek, Arlene

Subject: Revised application: 7 storey condo Block 11 at 2555 Creekside Drive, Dundas. amendment plans:
File No. OPA-09-014/ FileNo. ZAC-09-055

Dear Mr. Cam Thomas, We owners continue to object to this building plan. This space was promised as green space when we bought our condo. The street has evidence of large elderly population and traffic is high on this street. I have been involved in 3 near mishaps on the bend between Amica retirement and 1000 Creekside Dr. where cars are parked on either side and on coming cars are unsighted and there is no room for 2 cars to pass safely. The views to the escarpment will be compromised and we believed this space would be not developed except by green space. Thank you for your consideration, Yours sincerely, Indrani Pather and Radhakrishna Pather - owners: 405-3000 Creekside Drive, Dundas, ON, L9H 7S8

will be loss of privacy, balconies too close and windows so close that can look inside apartments.

Traffic is a big concern on Creekside and with proposed parking on both sides the street is too narrow and dangerous to pedestrians. There will be loss of sunlight, loss of view of surroundings – Town of Dundas, Escarpment.

I am very disappointed that the green space we were promised will now be taken away without any concerns of all the Seniors who live here. It will look like a concrete jungle and does not fit the urban environment.

Block 11 is zoned Recreational and for green space and should remain as that.

Thank you for your attention to this matter

Blanche Dingle

c.c. Councillor Russ Powers

604-3000 Creekside Dr.

Dundas On L9H 7S8

04/18/2011

Thomas, Cameron

From: Leo [leo.laviolette@cogeco.ca]
Sent: Monday, April 18, 2011 7:11 AM
To: Thomas, Cameron
Cc: Powers, Russ; VanderBeek, Arlene; 'Dr John Miltenberg'; 'Larry Button'
Subject: FW: File No: OPA-09-014 and ZAC-09-055, Block 11, 2555 Creekside Drive, Dundas

Hello Again Cam:

Attached are our written comments as they were provided in February 2010 regarding the revised official plan and zoning amendment applications dated April 8, 2011. Other than the modified technical details of the proposed building our comments continue to apply.

The unrelenting attempts by the developer to ignore a well-established Community Contract within the former Town of Dundas demonstrates his disregard for past promises he and others made repeatedly when concessions were granted for earlier Spencer Creek projects.

Regards, Leo

Leo and Paula Laviolette
Suite 601, 3000 Creekside Drive
Dundas, Ontario L9H 7S8
905-628-3529
leo.laviolette@cogeco.ca

From: Leo [mailto:leo.laviolette@cogeco.ca]
Sent: Sunday, February 07, 2010 2:38 PM
To: 'Cameron,Thomas'
Cc: 'russ.powers@hamilton.ca'; 'alexandra.rawlings@hamilton.ca'
Subject: File No: OPA-09-014 and ZAC-09-055, Block 11, 2555 Creekside Drive, Dundas

Hello Cam:

Attached are our written comments regarding these official plan and zoning amendment applications.

Regards, Leo

Leo and Paula Laviolette
Suite 601, 3000 Creekside Drive
Dundas, Ontario L9H 7S8
905-628-3529
leo.laviolette@cogeco.ca

04/18/2011

Thomas, Cameron

From: Jean Wilson [
Sent: Sunday, April 17, 2011, 10:02 AM
To: Thomas, Cameron
Subject: Creekside 2555

Dear Sir; re: revised application of Official Plan Amendment Application (File No. OPA-09-014) and Zoning Amendment Application (File No. ZAC-09-055)

I am an owner of Unit 302, 3000 Creekside Dr. I must state my objections to the plan to build a 7 storey, 67 unit condominium apartment building directly across from my home.

This building would block the light coming into my unit. It would cause a loss of privacy as the buildings, balconies and windows would be close enough to look inside apartments. There is limited parking now and with the addition of 67 more units it would be nearly impossible to find spaces for guests to park. I'd also like to mention the hazards already present with vehicles parked on either side of the street. Cars using Creekside Dr. cannot safely encounter each other due to the narrowness of the street. We were promised green space across from our building which we need now with the total of 4 large condos plus Amica filled with approximately 400 or more residents. I use a walker or a wheelchair and I find it difficult to navigate the sidewalks which are not complete or the road which is often muddy, gravelly and always full of cars. There is definitely a wind tunnel effect also. Adding another tall building would only add to that.

I request delegation status on this matter so that I might receive further information on this matter.

Gary Wilson

Thomas, Cameron

From: Jack Shinehoff [
Sent: Monday, April 18, 2011 10:43 AM
To: Thomas, Cameron
Subject: Your file number OPA-09-014 and ZAC-09-055

Dear Sir,

I am writing to you as a resident of 3000 Creekside Drive Dundas and as a concerned citizen. When I originally bought my residence, I was told that across the street there would be a park and a small low rise plaza. This was confirmed by the owner of Alterra on the record, at public meetings, held at City Hall. Alterra wanted to increase the number of stories across the street overlooking the water and was willing to reduce the density at 2555; that was the quid pro quo. They now have the audacity to ask the City to approve a seven storey building. That is indeed shameful. They now say that the demographics have changed and that is why they want to do this. To that I say balderdash. The reason they want to do this is to make money, period. I am not fooled by their methods and I urge you and everyone else at City Hall not to be either. They have conveniently forgotten about other issues, such as safety issues, traffic issues, density issues etc. As long as they can make money they are happy. I am not, and I urge you not to be either. I urge the City of Hamilton to look at what they have said and do not give your stamp of approval to this application. I would be pleased to answer any questions you have in regard to this email.

Yours very truly,

Jack Shinehoff

04/18/2011

Thomas, Cameron

From: Jeanne Reid
Sent: Monday, April 18, 2011 10:24 AM
To: Thomas, Cameron; Powers, Russ; VanderBeek, Arlene
Subject: Letter of oppotion to the: Revised application to build a 7 storey, 67unit condominium apartment building in Block 11 at 2555 Creekside Drive in Dundas

as described in:
Official Plan Amendment Application (File No. OPA-09-014, and
Zoning Amendment Application (File No. ZAC-09-055)

I moved to 3000 Creekside Drive U 408 in October 2005. When I bought this condo, in the Sales Office, there was a plan of the 4 condos and across the street (block 11) there was a park. The brochure shows a park as well. The park was there because Alterra wanted 9 stories for their four buildings and City Hall consented. Now they are renegeing on this deal.

I am a senior and the traffic is horrendous. Parking on both side of the street. If a fire truck wanted to get down the street the on-coming traffic would have to back up as there isn't enough room to pass. I feel that is very dangerous.

Also, Creekside Drive is used as a through street as the cars try to avoid traffic at the corner of Hatt & Ogilvie Street so they can go right up to Ancaster.

Since the park was designed with a 2 storey Community Centre in 1998, how come this is changing now 13 years later.

I would like to keep the aesthetic of Dundas the way it is, that is why I moved here.

Sincerely
Jeanne Reid

DR. SUKI GARSON

**905 – 3000 Creekside Dr.
Dundas, L9H 7S8**

Mr. Cam Thomas
City of Hamilton
Planning and Economic Development Department
Planning Division – Development Planning – West Section
71 Main Street West, 5th Floor
Hamilton, Ontario
L8K 2K3

Dear. Mr. Thomas;

RE: Proposal for Block 11 – 2555 Creekside Drive

I find myself having to write to you again, to express my absolute disdain for the Block 11 Proposal.

Following is my presentation as to why I am so appalled:

1. When I purchased my beautiful condo, this is not what I was told would be on the green space. We were told that it would be a two story club house for use of all the owners in the "Creekside Community." I do not lie and I do not accept lies as the common course of doing business. The advertising was false, the conversations were false.
2. "Creekside Community" – the original plan was beautiful. This is why I purchased. It was to be a community. The current proposal creates a concrete jungle and will negate the possibility of a community to exist because there is no space to sit and enjoy our community and only a wind tunnel to walk in. There would have been a community, there could be a community with the original plan, if you accept it. This proposal eliminates any possibility of a community.
3. Environment – I have lived in Dundas since 1983. I am a very proud Dundasian and have always loved how, unlike so many other communities, Dundas has maintained its quaintness, its village even in the midst of expansion. The original "Creekside Community" permits Dundas to remain a beautiful village but this hideous proposal destroys our village. We live in the vortex of the conservation area and we are a

very green community. Our environment will be totally destroyed from a green community to a concrete jungle. (All you have to do is look at the history of our green box program to understand how much we want to live green lifestyles.)

4. Views – this building will totally destroy the views that we purchased. There will be virtually no view for anyone at the front of our condo's with possibly the exception of the 9th floor. Even though they are proposing a 6 story building it is almost the same height as our 9 story building. We made a purchase believing that we would have a view at the front of a green space not another building that is so close that we can never leave our curtains open because one can see directly into our units.

5. Hamilton approved our current 9 story condo buildings because Alterra promised the green space. Based on this fact alone, I would think that you would dismiss their proposal. Alterra have strategically played the game, proposing an 11 story monstrosity and then given in and reduced to a 6 story and probably are willing to offer a 5 because that is what they wanted in the first place. They have not given anything, they have taken, taken, taken. Please stop this.

6. Lack of Space – there is simply not enough space for this massive development. This proposal would lead to insufficient parking, insufficient green space (virtually none), insufficient walking space and potentially an even greater dangerous situation than currently exists for pedestrians.

I appeal to you. This goes way over the top of your own policy on development. This is ugly. This is dangerous. This is the plan created from deception. Please STOP it the proposal and force the original one to be returned.

I thank you for listening to me.

Yours truly,

Suki Garson

Gertrude Stevanovic
508-3000 Creekside Dr.
Dundas, ON L9H 7S8

RECEIVED APR 21 2011

April 18, 2011.

RECEIVED PLANNING

Mr. Cam Thomas
City of Hamilton
Planning and Economic Development Dept.
Planning Division-Development Planning-West Section
71 Main Street West, 5th Floor
Hamilton, Ont. L8R 2K3

Re: Revised application to build a 7 storey, 67 unit
condominium apartment building in Block 11
at 2555 Creekside Drive in Dundas
as described in :
Official Plan Amendment (File No. ZAC - 09-055)
and File No. OPA-09-014)

Dear Sir:

The altered application for a condominium apartment building at 2555 Creekside Drive in Dundas will increase the density and over-crowding in a small area. I bought the condo with the understanding that a 2,000 square feet of green space and a two-storey Community centre would be provided across the street. It was going to be something attractive in front of us. Now we are going to get a large apartment building which is too close to the road and the other buildings. We will have a loss of privacy and loss of sunlight. I am 83 years old and the area is already far too busy. It is difficult unsafe and dangerous to cross the road. For all the above reasons I am opposed to the building of the 7 storey, 67 unit condominium apartment building.

Yours truly,

Gertrude Stevanovic

Anver and Masuma Rahimtula
802-4000 Creekside Drive
Dundas, ON
L9H 7S9

April 20, 2011

Mr. Cam Thomas
City of Hamilton
Planning and Economic Development Department
Planning Division – Development Planning – West Section
71 Main Street West, 5th Floor
Hamilton, ON
L8r 2K3

Letter of opposition to the:

- Revised application to build a 7 story, 67 unit condominium apartment building in Block 11 at 2555 Creekside Drive in Dundas as described in:
- Official Plan Amendment Application (File No. OPA-09-014)
 - Zoning Amendment Application (File No. ZAC-09-055)

Dear Mr. Thomas:

We would like to register our firm opposition to the above building application for the following reasons:

- When we first purchased my unit in 4000 Creekside Drive, we were clearly given to understand that the space at 2555 Creekside Drive would be a green space. Later, we found out that this was in lieu of the builder being allowed to construct the four 9-story buildings that we now have. We would certainly not have purchased our unit had we known of the proposed building at 2555 Creekside Drive. Our building (and the other three) are built really close to the road and if the new building were allowed to be built, the buildings would be facing each other in close proximity with the attendant loss of privacy, sunlight, etc. We feel really strongly about this. The builder promised the green space and the city should ensure that he abides by that promise.
- Creekside Drive, as you may know, already has a dangerous traffic problem. The road itself is narrow and there are cars parked on

..... 2

both sides by Amica employees and some members of the public who do use the paid parking lots the city provides. In addition to residents of the 4 buildings using Creekside Drive, many other motorists use Creekside Drive as a short cut to driving between Hatt and Ogilvie streets. Creekside Drive is thus very busy and is dangerous to residents of our buildings (the majority of whom are seniors) who walk and pedestrians in general. The situation will be intolerable (and even more dangerous) if the building at 2555 Creekside Drive is allowed to go ahead.

We sincerely hope that the concerns expressed in our letter will be given due weight when the city makes its decision.

Yours sincerely

Anver Rahimtula

Masuma Rahimtula

Cc Councilfor Russ Powers

April 21, 2011

Mr. Cam Thomas
City of Hamilton Planning and Economic Development Dept.
71 Main St. West, 5th floor
Hamilton, ON L8R 2K3

Dear Mr. Thomas,

I am writing to express my serious concerns with *Alterra's revised application to build at 2555 Creekside Drive in Dundas.*

I had written previously when Alterra submitted their initial application and I find that nothing materially has changed with the revised version that would affect any of my concerns.

This application is wrong both legally and morally. Without going into extensive detail, the promises made by Alterra to all owners on Creekside have been totally abused. Initially, we were promised a two storey clubhouse plus significant green space which was to include a small park on this space. This was later downgraded to a promise of green space and no building. Councillor Russ Powers was involved in the original planning of this development and he can confirm these findings.

I believe that if you were to examine the original plans you will find that the concerned space was zoned part-recreational and certainly did not allow for a six storey structure. Furthermore, the current application contravenes the City of Hamilton's "intensification" plans for the Town of Dundas.

My concerns for allowing this structure to be built are several-fold:

1. My wife and I purchased our unit on Creekside Drive based on the promises of four by nine storey buildings on the creek side of the street plus the green space opposite the buildings. We also anticipated some commercial and residential buildings on the Hatt Street side of the development.
2. The addition of the proposed revised plan is going to cause congestion and traffic flow problems on Creekside. The street is too narrow and we are already experiencing on street parking issues. With the number of elderly citizens in this area, I have real concern for their safety.
3. The seven storey building being proposed is actually close to the height of the existing nine storey buildings and this will cause issues with the current site lines we have of the escarpment and the Town of Dundas and will probably impact on loss of sunlight.

Please consider my concerns when the Planning Department makes their decision.

Yours truly,
Robert Slegel
406-2000 Creekside Drive
Dundas, ON L9H 7S7

Re: File #: ZAC-09-055/OPA-09-014
Block 11, 2555 Creekside Dr, Dundas, ON

Dear Sir:

I would like to address some concerns I have regarding the proposed Official Plan Amendment and Zoning By-Law Amendment for 2555 Creekside Dr, Dundas.

My husband and I currently own a unit in 3000 Creekside Drive. At the time of purchase, we were told the block of land across the street from us would contain a green space (i.e. park) plus a two story recreation centre for the use by the residence. This plan played a role in determining what floor we purchased in order to have a view of the escarpment and town. A huge 67 unit, 7 storey plus mechanical tower, building would all but destroy our view.

In addition, our street has already reached the saturation point of traffic activity; non-residents speed down Creekside as a shortcut around the lights at Ogilvie and Hatt. The light at Ogilvie and Governors Road, without a left turn lane, is extremely congested and will only get worse if this plan is allowed to go through. There is not only a concern about the safety of the drivers, many of whom are seniors, but also walking in the area and crossing the street has become dangerous. The promised green space is very important to me and the other area residence.

Before moving to Dundas, we lived in the first phase of The Meadowlands in Ancaster. As additional phases were approved beyond the original plan, streets became gridlocked to the point where we sold our home to get away from the overcrowding. We moved to Dundas to find the peace and quiet we sought in a community-minded town committed to keeping the small town feel. Allowing a change to the original plan by Alterra, is the first step towards another Meadowlands disaster that crams as many people as they can into every available space.

I realize that the city might view this as a way to generate additional tax revenue and keep developers happy but the greater concern should be for your citizens. I'm asking you to hold Alterra to their commitment of building size and promised green space. Don't cutoff our view of the escarpment and sunlight that will all but disappear if this development goes through.

Thank you in advance for your attention to this matter, we sincerely hope the proposed change to the promised development is turned down by the city.

Regards

Beverly Comfort
504 - 3000 Creekside Dr.
Dundas, ON, L9H 7S8

Thomas, Cameron

From: Thursday, April 21, 2011 12:14 PM
Sent: Thomas, Cameron
To: Powers, Russ; VanderBeek, Arlene
Cc: Official Plan and Zoning Amendment Applications
Subject:

Re: Official Plan Amendment Application (File No. OPA -09-014)
Re: Zoning Amendment Application (File No. ZAC-09-055)

Mr. Cam Thomas
City of Hamilton
Planning and Economic Development Department
Planning Division-Development Planning-West Section
71 Main Street West, 5th Floor
Hamilton, Ontario L8R 2K3

Dear Mr. Cameron

I am writing to express my opposition to these Amendment Applications. I am a resident in Spencer Creek Village. When we purchased our home here 7 years ago, Alterra clearly stated, and emphasized for marketing purposes, that a green space and Community Centre were planned for the Block 11 property, and the zoning was already in place. We made our purchase based partly on this fact. The size and population density of the whole project was acceptable with the green space included.

Now Alterra wants to change the zoning and plop a building with 67 more units into a space ill suited for such a project. The resulting building would degrade the Village in several ways. The new building would be too close to current buildings causing a loss of sunlight, privacy and view of Dundas. It would have a downward affect on property values. The majority of owners in the Village are seniors and there are traffic issues with speeding cars using Creekside Drive as a short cut. Adding 67 more units would only worsen the problem. The increased traffic would also put a strain on the nearby intersections.

There is not one positive thing to say about this proposed project. Does the desire of a Toronto developer to make a profit from his investment outweigh the rights of home owners in Dundas who have also made an investment in their homes? Do we want the Town of Dundas to resemble downtown Toronto? I would hope that the answer is no! This destruction of our community should not be allowed to proceed. These Applications must be denied.

Thank You

Fred Kennedy
904-3000 Creekside Drive
Dundas, Ontario L9H 7S8

cc: Councillor Russ Powers
City of Hamilton
71 Main Street West, 2nd Floor
Hamilton, Ontario L8R 4Y5

Louis and Joan Agro
1000 Creekside Dr. Unit 103
Dundas, Ontario
L9H 7S6

April 21, 2011

Mr. Cam Thomas
City of Hamilton Planning and Economic Development Department
Planning Division – Development Planning – West Section
71 Main Street West, 5th Floor
Hamilton, Ontario
L8R 2K3

Re: Revised Applications (rezoning & building 7 storey, 67 unit condominium apartment building in Block 11 at 2555 Creekside Dr.) as described in

- Zoning Amendment Application (File No. ZAC-09-055)
- Official Plan Amendment Application (File No. OPA-09-014)

Mr. Cam Thomas,

My wife and I are residents of 1000 Creekside Dr. Unit 103. We love our unit and are really enjoying living here. We are both in our 80th year and are worried how this expansion is going to impact on our lifestyle in our remaining years.

When we purchased I remember asking the sales rep if this was the last building to be built on this site. They specifically said this was the last building and this prompted us to make the decision and buy thinking we would be spared of all the aggravation that goes with a construction site.

Common sense tells me that this would be too many people and too much going on in this small area. My wife has Parkinson's disease and walks occasionally around our building but with increased traffic her safety would be compromised.

Please help us live our remaining years in safety and peace and quiet by rejecting these applications.

Thank you

Louis and Joan Agro

RECEIVED APR 21 2011

April 20, 2011

Mr. Cam Thomas
City of Hamilton
Planning and Economic Development Department
Planning Division-Development Planning-West Section
71 Main Street West, 5th Floor
Hamilton Ontario L8R 2K3

**Re: Official Plan Amendment Application File No. OPA-09-014 and Zoning Amendment
Application File No. ZAC-09-055**

I am writing in opposition to the above applications to seek permission to erect a large condominium structure in Block 11 at 2555 Creekside Drive, Dundas Ontario.

I am the co-owner of a property at 4000 Creekside Drive, Dundas, and when my husband and I pre-purchased this unit the developer, Alterra, lead us to believe that Block 11 would be occupied by a low-rise structure surrounded by green-space for the use of residents of "Spencer Creek Village". Graphic drawings of this site were displayed in the showroom for prospective buyers. This total site concept and implied promise that the site would develop as illustrated on these drawings were integral in our decision to move from another province back to Ontario and the Hamilton area and invest in a property in Dundas.

Since moving here I have been informed that at the time of initial development of this site the height of buildings in Dundas was limited to six stories and Alterra was allowed to build to a greater height only because the developer agreed to provide this green-space on Block 11 in return for this variance from the existing by-laws. Now the developer wishes to fill this green-space with an additional condo tower that contravenes the original agreement with the Town of Dundas (now part of the City of Hamilton).

Not only would the erection of an additional condominium tower on Creekside Drive break faith with the several hundred Spencer Creek property owners who have invested based on the original site plans provided to them, the addition of dozens of units with their accompanying vehicular traffic and parking demands would exacerbate an already dangerous street-scape. Increasing the population density and the vehicular density on Creekside Drive (beyond the acknowledged future expansion to Amica and Spencer Creek Centre) would be both inappropriate and dangerous.

Thomas, Cameron

From: Belbeck, Larry
Sent: Thursday, April 21, 2011 10:15 AM
To: Thomas, Cameron; Powers, Russ
Subject: File ZAC-09-055/OPA-09-014

To All Concerned:

Re: 2555 Creekside Drive, Dundas - Revised Proposal for a 7 Storey, 67 Unit Condominium Apartment Building

Thank you for the opportunity to comment.

I believe that the current zoning to allow a clubhouse and accessory uses is correct.

I would not support this or any other proposal for additional buildings.

There are several reasons for this.

- The zoning in effect when I moved in was Public and Recreational
- There is no recreational land or green space within walking distance for people with disabilities
- This matter was addressed previously and rather than accepting the decision for the land to remain as green space, a substantially similar project was presented
- The population density in the area is high with the resulting stress on street parking, traffic,
- This persistence demonstrates a lack of sensitivity by the developer to previous public input and not a desire to develop a community which affords quality of life
- On a more personal note, but realizing there are others in the same situation, I would make the following points:
 - There needs to be a place where one can take visitors within safe walking distance of people with walkers or wheel chairs
 - There needs to be closure to complete curbs and sidewalks to allow walking, especially during inclement weather
 - Hamilton, and now Creekside, Dundas are my home
 - It is discouraging when visitors make disparaging comments about the hoarding yards, lack of parkland in the immediate area and why not move

04/21/2011

I urge that these applications be rejected.

Yours truly,

A handwritten signature in cursive script that reads "Cheryl Ennals".


Cheryl Ennals
4000 Creekside Drive, #502
Dundas Ontario
L9H 7S9

cc

Councillor Russ Powers
City of Hamilton
71 Main Street West, 2nd Floor
Hamilton Ontario L8R 4Y5

RECEIVED APR 21 2011

TO: Mr. Cam Thomas, City of Hamilton Planning and Economic Development
Department Planning Division- Development Planning – West Section

FROM: Peter Ennals, Suite 502, 4000 Creekside Dr., Dundas ON L9H 7S9; 
email:

SUBJECT: **Re: File No. ZAC-09-055/OPA-09-014 Notice of Application to Amend
the Former Town of Dundas Official Plan and Zoning By-law**

Please accept the following observations as my objection to the application being made in this file:

- With this application Alterra has acted in bad faith with respect to the buyers of condominium units in the Creekside Village development. At the time of purchase, buyers were led to believe that the parcel of land contained within the application would be used to construct a Creekside Village Community Centre and accompanying open or green space for owners of the Creekside Village development. The prospect of a 7-storey condominium on this plot therefore is a complete reversal of that promise. We also understand that this green space provision was part of a Section 37 “off-set” in lieu of Alterra’s being given permission to exceed the height limitation and visitor parking provisions specified in the Official Plan and By-law. In short the residents of the Creekside Village and surrounding area will be denied access to any *green space* within their “neighbourhood.” Indeed save for the two municipal parking lots off Hatt Street there will be no *open space* whatsoever in this neighbourhood. The result will be a level of density that surely runs counter to good planning principles, and would be a set back to the efforts to portray Hamilton as a liveable environment.
- Quite apart from this betrayal, the proposed development at 2555 Creekside Drive will seriously degrade the quality of life and safety of occupants of Creekside Drive because of the traffic and parking proposal embedded in application. The traffic and parking scheme being proposed will significantly congest Creekside Drive. The prospect of additional points of vehicular ingress and egress at 2555 Creekside, along with that proposed in Phase II of the Amica Residence promises to create an unsafe environment. Safety will be further jeopardized because the road allowance on Creekside Drive is apparently narrower than the standard called under the Plan. The fact that the motorists are to be permitted to park on both sides of Creekside Drive only magnifies an already hazardous situation.
- It is already evident that many of the cars currently parking on Creekside Drive are employees of Amica and/or are individuals seeking to avoid the parking meters in

to a more attractive location away from Dundas and Hamilton

Please notify me of the Public Meeting, provide additional material as outlined in your April 8th letter, etc so that i might actively participate in this process.

Dr. L. W. Belbeck
801-1000 Creekside Drive

Thomas, Cameron

From: Allan Sharp [
Sent: Monday, April 11, 2011 3:37 PM
To: Thomas, Cameron
Subject: File number ZAC-09-055/OPA-09-014

Dear Mr. Thomas:

I am writing in response to a letter from Jason Thompson dated April 8, 2011 concerning Zoning By-Law Amendment Application ZAC-09-055.

The letter states that the current zoning of the Block 11 lands permits a "clubhouse and accessory uses", and that the application for re-zoning is intended to allow a seven story condominium apartment block instead.

I understand that the current zoning designation of Block 11 arose when the former industrial lands were re-zoned some years ago by the former Town of Dundas. That zoning provides for green space and recreational space in the centre of surrounding high density residential buildings on blocks 3 to 10. The re-zoning application would remove that green space and recreational area and replace it with an additional high density residential building.

I have been told that Block 11 was zoned for a "clubhouse and accessory uses" as part of an agreement between the former Town of Dundas and the developer at the time of the original re-zoning of blocks 7 to 11. Can you confirm if there was such an agreement? If so, could I view or obtain a copy of the agreement?

Is there other pertinent information about the original re-zoning of Blocks 7 to 11, such as staff reports, Committee and Council minutes and the like? If so, could I also view or obtain copies of those materials?

Thank you for your assistance.

Yours sincerely,
Allan Sharp
501 - 1000 Creekside Drive
Dundas, Ontario, L9H-7S6

the municipal lots off Hatt St. Moreover, given that the Spencer Creek Centre has recently posted that it will be enforcing parking for business users only, Creekside Drive will become even more attractive to those seeking a free parking opportunity with access to the Downtown. This problem will be magnified if and when the final phase of the Spencer Creek Centre is brought to fruition, for it will reduce the number of parking spaces for that business complex.

- Already these parking and traffic problems are exacerbated by the fact that Creekside Drive has become a speedway for motorists who use it to avoid the traffic light at Hatt and Ogilvie.
- Should the City agree to the requested changes in the Official Plan and By-law, it would seem that other development agreements on which would-be investors and occupants, in the case of condominiums, for example, will be vulnerable to all manner of unforeseen shifts in the assumptions and promises that were fundamental to their investment decisions. The breakdown of trust that results from this type of action will thwart the City's efforts to build stable neighbourhoods and induce investor confidence.
- I urge those responsible for adjudicating this application to reject it on the basis of its lack of merit and Alterra's failure to honour commitments made to the City of Hamilton and to those who invested in the Creekside Village development.

cc. Councillor Russ Powers, City of Hamilton, rpowers@hamilton.ca

Thomas, Cameron

From: John Stevenson
Sent: Wednesday, April 20, 2011 2:05 PM
To: Thomas, Cameron
Cc: Powers, Russ; VanderBeek, Arlene
Subject: Creekside developments - Dundas

To - Mr. Cam Thomson, City of Hamilton, Planning and Economic Dept.
Planning Division - Development Planning - West Section.

Concerning Block 11 - 255 Creekside Drive Re; Zoning Amendment (# 2AC-09055) - Official Plan
Amendment
(#OPA-09-014).

- We strongly object to the above mentioned amendments'
- We moved to this area of Creekside 10 years ago with the understanding that green space and recreational facilities would be part of the plan - green space was promised for Block 11 and is needed in light of the density of building in the area.
- What is the use of having a plan for an area such as this upon which people make decisions concerning their life circumstances, if promises made to them are not fulfilled ?
- Please consider the needs of the whole community in discussing amendments such as these, and not just those of a developer who has no interest in serving those needs.

Thank you for your consideration

Ann and John Stevenson
101 - 77 Governor's Rd.
Dundas, L9H7N8

Thomas, Cameron

From: Anami Bhargava |
Sent: Wednesday, April 20, 2011 6:40 PM
To: Thomas, Cameron
Cc: Powers, Russ; VanderBeek, Arlene
Subject: Letter of protest Re: File No. ZAC-09-055/OPS-09-014 proposed zone variation

Mr. Cam Thomas,
City of Hamilton, Planning and Economic Development Department
Planning Division – Development Planning – West section
71 Main Street West, 5th Floor,
Hamilton, Ontario, L8R 2K3

Monday, April 20, 2011

Dear Mr. Cam Thomas:

Re: File No: ZAC-09-055/OPS-09-014

We appreciate receiving a copy of the notice dated April 8, 2011 regarding the application to amend the Former Town of Dundas Official Plan and Zoning By-law to replace the current zoning for a clubhouse and accessory uses by a multi-story condominium apartment building on Block 11 land at 2555 Creekside Drive, Dundas.

I am a retiree from McMaster University and my wife is an ESL Teacher at Columbia International College, Hamilton. We are living at 3000 Creekside Drive since 2005.

We are deeply concerned, unhappy and very upset that such a zoning variation is being proposed. Our decision to buy and move to this residential area was because at the time of signing the contract the information provided by builder's sale office was that there would be a recreational unit on Block 11 land at 2555 Creekside Drive with open green space around.

If it was not so the builder Alterra should have disclosed this intent of variation in their Disclosure document given to us at the time of signing the contract in Feb/March 2004. As a matter of fact the open green space and recreational facility in the middle of so many proposed residential constructions is an essential and was the focal point of attraction for choosing 3000 Creekside for our retirement residence. This may be true for other residents of Creekside drive as the current Official Plan and Zoning By-law provides absolutely needed openness between densely constructed buildings.

We have expressed our concerns earlier about a year ago and would like to reiterate again that we strongly oppose the proposed variation. Because this will affect our quality of life adversely by obstructing open view; sunlight and blocking flow of fresh air. It will also cause overcrowding and traffic congestion to already squeezed narrow Creekside Drive and danger to pedestrians most of who are senior citizens.

04/20/2011

2

Mr. Cam Thomas,
City of Hamilton, Planning and Economic Development Department
Planning Division – Development Planning – West section
71 Main Street West, 5th Floor,
Hamilton, Ontario, L8R 2K3

Monday, April 20, 2011

Dear Mr. Cam Thomas:

Re: File No: ZAC-09-055/OPS-09-014

We appreciate receiving a copy of the notice dated April 8, 2011 regarding the application to amend the Former Town of Dundas Official Plan and Zoning By-law to replace the current zoning for a clubhouse and accessory uses by a multi-story condominium apartment building on Block 11 land at 2555 Creekside Drive, Dundas.

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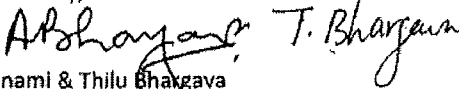
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We have expressed our concerns earlier about a year ago and would like to reiterate again that we strongly oppose the proposed variation. Because this will affect our quality of life adversely by obstructing open view; sunlight and blocking flow of fresh air. It will also cause overcrowding and traffic congestion to already squeezed narrow Creekside Drive and danger to pedestrians most of who are senior citizens.

To conclude, we strongly oppose to such variation over the existing zoning and hope that the committees will understand, agree and support our concerns and reject such zone variation. Thanks

With regards and best,

Sincerely,



Anami & Thilu Bhargava
Unit 701, 3000 Creekside Drive, Dundas, Ontario, L9H 7S8

CC: Councillor Russ Powers;

To conclude, we strongly oppose to such variation over the existing zoning and hope that the committees will understand, agree and support our concerns and reject such zone variation. Thanks

With regards and best,

Sincerely,

Anami & Thilu Bhargava
Unit 701, 3000 Creekside Drive, Dundas, Ontario, L9H 7S8
Attached: Letter of protest Re- proposed zone variation.pdf

CC: Councillor Russ Powers;

Thomas, Cameron

From: Sylvia Livingston
Sent: Wednesday, April 20, 2011 6:58 PM
To: Thomas, Cameron
Cc: Powers, Russ; VanderBeek, Arlene
Subject: Creekside

I am writing you to express how angry I am when I heard that Block 11, which was promised to not only the Creekside residents, but also to the owners of 77 Governor's Road, one of whom I am. When we purchased our home we were told several things about the Creekside land. One was that the 4 original buildings would be six floors only, not nine floors. But now we are at this point, which is very distressing because Block 11 which already has an address(2555 Creekside Drive), will take away the GREEN SPACE, WHICH WAS PROMISED, FROM THE BEGINNING. My late husband Jordan Livingston, and I have been very fair and honest citizens, and we would expect others to be the same.

Sylvia Livingston

GRANT COAKER

303-1000 Creekside Drive
Dundas, ON
L9H 7S6

April 21, 2011

Mr. Cam Thomas
City of Hamilton Planning and Economic Development Department
Planning Division - Development Planning - West Section
71 Main Street West, 5th Floor Hamilton, Ontario L8R 2K3

Re: Zoning Amendment Application File No. ZAC-09-055
Official Plan Amendment Application File No. OPA-09-014

Dear Sir,

The proposed building on Block 11 at Creekside Drive, which is currently zoned for parks and recreation, is unacceptable. It will mean the loss of potential green space that represents a central community gathering place for the residents of Creekside Drive.

Added to the already approved Amica extension, it will create more traffic problems for the area in terms of congestion and safety. There is already a shortage of parking with cars on both sides of the road. The proposed design has the building coming right out to the sidewalk. It will block the view of the road around the curve which is potentially dangerous for pedestrians crossing the road.

Sincerely,

Grant Coaker

cc: Councillor Russ Powers, Ward 13

Anver and Masuma Rahimtula
802-4000 Creekside Drive
Dundas, ON
L9H 7S9

April 20, 2011

Mr. Cam Thomas
City of Hamilton
Planning and Economic Development Department
Planning Division – Development Planning – West Section
71 Main Street West, 5th Floor
Hamilton, ON
L8r 2K3

Letter of opposition to the:

- Revised application to build a 7 story, 67 unit condominium apartment building in Block 11 at 2555 Creekside Drive in Dundas as described in:
- Official Plan Amendment Application (File No. OPA-09-014)
 - Zoning Amendment Application (File No. ZAC-09-055)

Dear Mr. Thomas:

We would like to register our firm opposition to the above building application for the following reasons:

- When we first purchased my unit in 4000 Creekside Drive, we were clearly given to understand that the space at 2555 Creekside Drive would be a green space. Later, we found out that this was in lieu of the builder being allowed to construct the four 9-story buildings that we now have. We would certainly not have purchased our unit had we known of the proposed building at 2555 Creekside Drive. Our building (and the other three) are built really close to the road and if the new building were allowed to be built, the buildings would be facing each other in close proximity with the attendant loss of privacy, sunlight, etc. We feel really strongly about this. The builder promised the green space and the city should ensure that he abides by that promise.
- Creekside Drive, as you may know, already has a dangerous traffic problem. The road itself is narrow and there are cars parked on

..... 2

both sides by Amica employees and some members of the public who do use the paid parking lots the city provides. In addition to residents of the 4 buildings using Creekside Drive, many other motorists use Creekside Drive as a short cut to driving between Hatt and Ogilvie streets. Creekside Drive is thus very busy and is dangerous to residents of our buildings (the majority of whom are seniors) who walk and pedestrians in general. The situation will be intolerable (and even more dangerous) if the building at 2555 Creekside Drive is allowed to go ahead.

We sincerely hope that the concerns expressed in our letter will be given due weight when the city makes its decision.

Yours sincerely

Anver Rahimtula

Masuma Rahimtula

Cc Councillor Russ Powers

*Carol-Anne Lawrence
Unit 701 – 1000 Creekside Drive
Dundas, Ontario
L9H 7S6*

Mr. Cam Thomas
City of Hamilton Planning and
Economic Development Dept
Planning Division – Dev Planning – West Section
71 Main Street W – 5th Floor
Hamilton, Ont L8R 2K3

**RE: Block 11 at 2555 Creekside Drive/Zoning Amendment App (File No. ZAC-09-055) and
Official Plan Amendment App (File No. OPA-09-014)**

Dear Sir,

I am writing to-day in opposition to the above noted Application Amendments to Block 11 which is and has been , zoned PR1 (Public & Recreation) before Dundas was amalgamated into the City of Hamilton.

My husband and I placed our deposit on our unit back in June of 2006 looking forward to moving to Dundas as part of our retirement plan. Part of the attraction was the look of the buildings and the layout of the street which included green space and trees and places to sit and walk and enjoy the fresh air. Indeed, the park space was for many years displayed in the Alterra presentation site through both brochures and full scale models of the entire block. I understand that the green space/park area was a negotiation by Alterra to entice the Town of Dundas to allow them to build nine storey buildings instead of the six storeys they were restricted to due to the bylaws in place at the time. How then, do they get to retract this accommodation which was in fact “payment” for the four buildings now complete? Greed of course is the answer and should not be an acceptable argument for amending the zoning.

This green space is even more crucial to the residents of AMICA, who were also given to believe that a park with trees and safe paths for people with limited walking ability to enjoy, would be adjacent to their residence. These people do not have the ability to walk to any of the other parks in Dundas, in fact as soon as they leave the block are placed in jeopardy by the old and narrow (and sloping) sidewalks along Ogilvie and Hatt Streets.

This is not the only safety issue. Anyone who has driven in the area has to be aware of the heavy traffic with many impatient drivers using Creekside Drive as a short cut to avoid the lights at Ogilvie and Hatt. To make matters worse, Alterra somehow managed to put up four apartment buildings without adequate visitor parking and convinced someone that it was ok to assign street parking as visitor parking and this was aggravated by AMICA also not providing enough visitor or staff parking as part of their plan.

Creekside Drive is also an (approved) non-conforming street, in other words narrower than it is supposed to be and now with more street parking than it can handle.

The original approvals for the section of land includes an addition to the existing AMICA building and an addition to the Rexall Pharmacy. I do not know how many storeys either of these buildings are intended to be, however, they will certainly add to the congestion of both the parking and traffic on the street.

I feel that it would be almost criminal to add a seven storey, 67 unit building with only 68 parking spaces, which will be built right out to the sidewalk and opposite the only entrance to the underground parking for the existing four apartment buildings. That is a nightmare in the making

This is the first letter I have written in regards to these proposed amendments, as we have only been in our unit for a year now. But it will not be my last. This is my home and my husband and I love Dundas and we are not about to let a developer with a faulty conscience ruin our neighbourhood and our town. What is proposed is not right and I respectfully ask you to shut these amendments down now. Thank you.

Sincerely



Carol-Anne Lawrence

Cc: Councillor Russ Powers

Thomas, Cameron

From: Stu Chapman
Sent: Wednesday, April 20, 2011 1:09 PM
To: Thomas, Cameron
Cc: Powers, Russ; VanderBeek, Arlene
Subject: File OPA - 09-014 and File ZAC - 09-014
Importance: High

Mr. Cam Thomas
City of Hamilton
Planning and Economic Development Department
Planning Division - Development Planning - West Section
71 Main Street West, 5th floor
Hamilton, Ontario L8R 2K3

Reference:
Block 11, 2555 Creekside Drive, Dundas ON, Official Plan Amendment Application File No. OPA-09-014, Zoning Amendment Application File No. ZAC-09-055

Mr. Thomas:

We wish to formally file objections to both applications described herein. My wife and I are owners of Apartment 801 at 3000 Creekside Drive, Dundas ON, and will be directly affected in an adverse way if either or both applications are granted by the City of Hamilton. We are addressing our objections based on my personal experience of 28 years of service as a Member of the City of Burlington's Committee of Adjustment of which over 20 years were as Chair. During this lengthy tenure, I became very knowledgeable in the planning discipline and in the area of intensification and the Province's 'Places to Grow' program. Applications in these areas must meet realistic urban design requirements and, in this case, the Alterra applications clearly do not support such requirements.

The property in question, as you know, is zoned PR1/S-84 - Public Recreation, which clearly defines a use diametrically opposite to those uses contained in the applied for RM4 zoning. To proceed with such an application to approval would be a travesty and an insult to those taxpayers who purchased their apartments on Creekside Drive with the understanding that the property known as 2555 Creekside Drive would be developed as a recreation facility. In fact, Alterra clearly continued advertising such a use from the beginning of their development of 1000, 2000, 3000 and 4000 Creekside Drive, even after their plans for re-zoning of 2555 Creekside Drive became known. So much for integrity and proper planning. In addition, Alterra failed to provide proper disclosure of their plans to prospective purchasers as required by statutory regulations. Unfortunately, neither federal or provincial governments apparently were willing to enforce the law in either case and prosecute Alterra to the extent allowed. The City of Hamilton, its Staff and Council, must keep these facts foremost and not allow a very intolerable situation to become even worse.

This developer has a long history of failing to honour commitments, not just in this community, and has a very poor record of property housekeeping. The very fact Alterra continued to use the property at 2555 Creekside Drive as a repository for derelict construction vehicles and trash for a long period after being directed by the City of Hamilton to remove them was a continuing indication of their unwillingness to comply with regulations and demonstrate any respect to those persons who purchased their apartment units in good faith.

We are well aware that Amica has received approval to expand their premises along Hatt Street to the extent of 5 storeys which is realistic and legal. The only complimentary and legal use of 2555 Creekside Drive is to continue the site specific zoning which we understand allows a building height of 8 metres with minimum side yards of 17 metres and a minimum amenity area of 2,000 square metres. We respectfully request that no support for either application be given by your department and that Members of Council of the City of Hamilton turn down said applications.

04/20/2011

Thomas, Cameron

From: Craig Simpson |
Sent: Wednesday, April 20, 2011 3:08 PM
To: Thomas, Cameron
Cc: rick hishon; larry button; VanderBeek, Arlene; Powers, Russ
Subject: Our Letter Regarding the Propsals Tied to "2555 Creekside Dr"

Dear Mr Thomas

We received your letter of April 8, 2011, related to the two files (File No OPA -09-014 and File No ZAC -09-055) that deal with requests for amendments to both the "OFFICIAL PLAN" and "ZONING BY-LAW", as part of an approval process for "2555 Creekside Dr". In accordance with the established rules for this process we are hereby submitting our **letter of opposition** to both the amendments - and to the proposed building at 2555 Creekside Dr.

At this time I sending you an e-mail, with an unsigned version of our letter of opposition (dated April 16, 2011) as an Attachment. There are also CC copies to Mr Russ Powers, Arlene Vanderbeek, and to Mr Larry Button and Rick Hishon (both from 3000 Creekside). Later today we will be mailing you a signed copy as well. Can you please e-mail back a note that will confirm that you received this e-mail.

Thanks

Craig & Kathleen Simpson
406 - 3000 Creekside Drive
Dundas ON L9H 7S8

Please note we have recently changed e-mail addresses, please update your address file.

RECEIVED APR 10 2011

701 - 2000 Creekside Dr.
Dundas Ontario L9H 7S7

Cam Thomas, City of Hamilton
Planning and Economic Development Dept.
Planning Division - Development Planning-West Section
71 Main St, W, 5th Floor
Hamilton, Ontario L8R 2K3

Re: File No OPA-09-014 and ZAC-09-055

Dear Sirs:

With regard to the above file, I would like to make a very strong objection to this amendment to the original zoning which was for green space. We were promised a clubhouse and green space when we purchased in this area. The street is now overcrowded with cars with parking on both sides of a narrow street. Dundas needs more green space, not more large apartment buildings. There is not sufficient parking for Amica staff as it is. To add another apartment with not enough parking would only lead to a very dangerous street.

Please help us keep Dundas as a delightful residential town,

Nancy Duern

305-4000 Lakeshore Dr.

Dundas ON L7H 7S9

April 18, 2011

Mr. Cam Thomas

City of Hamilton

Planning and Economic Development Dept.

Planning Division - Development Planning - West Indies

11 Main Street West, 5th floor

Hamilton ON L8P 4Y5

RECEIVED APR 18 2011

Ref: File No. OPA-09-014 and ZAC-07-055

Dear Sir,

I am opposed to the amended application to amend the official plan and zoning by-law for lots at 2556 Lakeshore Dr., Dundas.

The 2005 amendment to Dundas official plan sets the number of residential units at 322. This should not be increased to permit a 7-story building of 67 units which would increase population density and exacerbate existing problems of traffic congestion and inadequate parking spaces on a narrow street, as well as increasing the difficulty elderly pedestrians already have in crossing dangerous intersections.

The 7-story building will be higher than the adjacent, Queen's Retirement Home which occupies a 6-story building. The coverage of this building would be the same as that of the 7-story building originally planned. There will, therefore, be no additional green space. Green space was promised for this lot, in exchange for the 7-story buildings, and it is sorely needed in this urban setting. There is no nearby parkland for the residents of the existing four buildings.

Yours truly,

James Brown

Curbside Drive is a narrow street, narrower than the norm. The increased traffic and parking on the street will present greater dangers for pedestrians in an already dangerous environment of busy streets and intersections.

The lands at 2555 Curbside Dr. were promised to us as green space. The 4-story buildings were allowed because of this promise. The only green spaces we will have, otherwise, will be the little parks beside the Dundas Community Centre and Dundas Driving Park, both a considerable distance away for the elderly, particularly those requiring a cane, walker, or wheelchair.

If these amendments are approved, we will live in an enclave of big buildings, surrounded by walls, asphalt, and automobiles. We deserve better than this; we deserve to see trees and greenery and enjoy some quiet and tranquility. This proposal is not appropriate. Anyone who inspects the site will surely see that.

Yours truly,
Vernon Brown

305-4826 Creekside Dr.

London ON L9H 7S9

April 18, 2011

RECEIVED APR 19 2011

Mr. Cam Thomas

City of Hamilton

Planning and Economic Development Dept.

Planning Division - Development Planning - West Section

71 Main Street West, 5th floor

Hamilton ON L8P 4Y5

Ref: File no. OPA-09-014 and ZAC-09-025

Dear Sir,

I am opposed to the amended application to amend the official plan and zoning by-law for units at 2555 Creekside Dr, London.

The 2005 amendment to London official plan sets the number of residential units at 322. This should not be increased to permit the 67 units proposed. London already suffers from over-intensification, and further population density and over-crowding should not be allowed.

The proposed 7-story building with a 2-story mechanical penthouse will be taller than the adjacent 6-story Lincoln Retirement Home and as tall as the four 9-story condominium buildings on the other side of Creekside Dr. It will also be twice as wide as the existing condominium buildings. It will be so large that it will be too close to the street and too close to other buildings. It will block sunlight to other buildings and create huge shadows. It will intensify the wind-tunnel effect on Creekside Dr.

MARTIN J HERZOG

602 – 3000 Creekside Drive • Dundas • Ontario • L9H 7S8

April 19, 2011

E-MAILED TO ALL RECIPIENTS

Mr. Cam Thomas
City of Hamilton
Planning and Economic Development Department
Planning Division – Development Planning – West Section
71 Main Street West, 5th Floor
Hamilton, Ontario L8R 2K3

Dear Mr. Thomas;

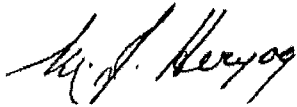
**RE: Official Plan Amendment Application (File No. OPA-09-014), and
Zoning Amendment Application (File No. ZAC-09-055)**

This letter of opposition to the revised application to build a 7 storey, 67 unit condominium apartment building in Block 11 at 2555 Creekside Drive in Dundas as described in the above mentioned subject matter is intended to express my concerns about certain issues. I live on the sixth floor of 3000 Creekside Drive and if the proposed application is approved, it will have the following affects on me:

- The proposed building is too close to the road and therefore too close to 3000 Creekside. I would suffer a loss of privacy as the windows and balconies would be so close that residents of each building would be able to look into each other's apartment.
- Allowing this project to proceed, would eliminate the promised green space committed to in return for nine story buildings previously allowed and currently in place. Green space in Block 11 was promised and is needed.
- The proposed building would contribute to over-crowding and high density and cause a danger to pedestrians as Creekside Drive is too narrow for the proposed plan.
- The value of my property would decrease significantly, in my opinion, due to a loss of view of surroundings and in particular to The Town of Dundas escarpment.

I moved to the Town of Dundas to live a life style in a small community and have enjoyed this atmosphere so far. To allow this project would deprive me of this

Yours truly



cc: Councillor Russ Powers
Assistant to Councillor Russ Powers

April 20, 2011

City of Hamilton
Planning & Economic Development Dept.
Planning division – Development Planning – West Section
71 Main St. W., 5th floor
Hamilton, Ont. L8R 2K3

Attn: Cam Thomas

Re: file # OPA-09-014 and ZAC-09-055

Dear Sir:

A number of years ago, when Alterra first began selling units in the first building of this development, we went to the sales office and saw the plans and got information about the new condos being built. We had been Dundas residents for many years, loved the location, and especially liked the fact that there was to be a parkette on the street.

Then, when the sales office was selling off units in the last 2 buildings, we went and picked up floor plans and made our decision to purchase. Our information came in a folder with a lovely picture of the parkette area across from the buildings.

Apparently, the buildings on Creekside were allowed to be 9 floors high because of the green space in the parkette. Apparently, the lovely retirement home across from us was allowed to be built larger because of the green space in the parkette.

This is an area with a lot of elderly residents many of who no longer drive, and were looking forward to having that parkette to sit and visit and walk their pets. Many of them purchased here because of that green space.

Now that we have all purchased and moved into our units, it seems that the developer is applying to have this parkette area rezoned so that he can build more condos. If he was allowed to build bigger buildings because of the parkette, how can he now be allowed to cancel the parkette for yet more buildings. What happened to the by-law that outlines the minimum amount of green space that is to be allowed for the existing buildings. How can the town now revoke that ruling? Now that we have paid our money and bought these units.

Then there is the issue of public safety. Already the town has had to approve installation of crossing lights because of the amount of traffic using this small street as a short cut between Governor's Road and Hatt Street. Another building of that size will multiply this problem even more.

What about parking? As it is, the few spots that are available on the street are taken up by workers from Amica and from people who work in the surrounding area. Those residents who have second vehicles have a hard time finding a spot, let alone any guests that may visit these buildings.

It is my understanding that the proposed building will only have 1 parking spot per condo unit. More people with two vehicles trying to park – where? When the extension is added to Amica, and the existing building which houses Rexall Pharmacy, where will all these people park? As it is right now, the lot beside the Rexall building is full most times, with people who work in the surrounding area. Amica does not provide parking for their staff, they all park on Creekside Drive.

I am told that the street was not made wide enough to allow for parking on both sides. This would explain why is it often hard to pass another car when there are vehicles parked on both sides of the street. Add snow banks to that equation and you can see where we have a real problem – for such a busy street. This is not just a side street in a little survey, this a very much used road.

And what about the “Infrastructure” we keep hearing about. It cannot handle all the housing already. Now we are adding to that yet again.

Alterra was allowed to build higher and bigger because they were allowing the residents in these buildings to have that green space. How can the city now justify rezoning to allowing any kind of further construction to take place in that area which is zoned as recreational.

Donna Firth
Suite 707, 1000 Creekside Drive
Dundas, Ontario L9H 7S6

Margaret Black, RN, PhD

77 Governor's Rd, Suite 502
Dundas ON L9H 7N9
Phone: 1

April 19, 2011

April 19/11

Mr Cam Thomas
City of Hamilton
Planning and Economic Development
Department Planning Division
Development Planning - West Section
71 Main St. West, 6th Floor
Hamilton ON L8R 2K3
Email: Cameron.Thomas@hamilton.ca

RE: Zoning Amendment Application (File No. ZAC-09-055)

Official Plan Amendment Application (File No. OPA-09-014)

Dear Mr. Thomas

I am writing to you as an original resident of the first condominium building of the Spencer Creek Village, across the creek from the four Creekside condominium buildings. I too have great concerns about Block 11, the proposed 7 storey, 67 unit building to be erected beside Amica and across from the 2000 Creekside building in Dundas. Adding this building definitely changes the recent vision which included greenspace and is very different from the original plan to have a recreation space in the centre of the brownfield development.

I am particularly worried about the intensification of the area as it relates to safety. As a public health nurse, and educator with a gerontology background, I am very concerned that this additional building with 67 units will increase traffic and risk to seniors. As a public health measure, we know physical activity for all, including seniors, is an important part of staying healthy. I have seen more and more older adults using scooters, or walkers from the many senior buildings along Ogilvie, Creekside and Governor's Rd attempting to cross to the Metro, or down to the mall with great difficulty due to the busy traffic. This building will make this situation worse. I also understand Creekside Drive width is less than the zoning plan requires. Cars park on both sides of the Drive, there is limited visitor parking at Amica and limited visitor (and underground) parking at the proposed new building limiting site lines for pedestrians, so that the resulting congestion (during and after construction) will make the community even riskier in which to move around.

I also understand Amica and Rexall are planning to expand, also adding to the traffic and intensification. The threat to seniors in this area continues to loom, with a proposed development by St. Joseph's across the street on Governor's Road, contributing to the stress on ambulating safely in this immediate area.

I strongly urge you to re-consider this proposal from the developer.

Re: File #: ZAC-09-055/OPA-09-014
Block 11, 2555 Creekside Dr, Dundas, ON

Dear Sir:

I would like to address some concerns we have regarding the proposed Official Plan Amendment and Zoning By-Law Amendment for 2555 Creekside Dr, Dundas.

My wife and I currently own a unit in 3000 Creekside Drive. At the time of purchase, we were told the block of land across the street from us would contain a green space (i.e. park) plus a small recreation centre for the use by the residents therefore not blocking our lovely view of the escarpment. This was a major selling point used by Alterra and one we gladly accepted. A huge 67 unit, 7 storey plus mechanical tower, building would all but destroy this as you can well imagine.

As you know, Dundas and particularly this section of Dundas, is home to many seniors, myself included. As such, we have particular needs. One of these needs is the ability to get out for walks and exercise in a safe and environmentally friendly atmosphere. Our street has already reached the saturation point of traffic activity; non-residents using Creekside as a shortcut around the lights at Ogilvie and Hatt, parking by-laws not being enforced, an unfinished pavement surface. These are constant dangers to the senior pedestrians and the pets they walk multiple times a day, especially with the lack of promised green space in our immediate area.

Before moving to Dundas, we lived in the first phase of The Meadowlands in Ancaster – need I say more, we all know how that turned out! After the tenth or so housing phase and total gridlock on the weekends on Golflinks, we couldn't stand it anymore. The solution, move to quiet and peaceful Dundas. I realize things change and expansion is a way of life but don't cram every square inch of available land with large buildings just for the sake of tax revenue and appeasing developers. Where's the promised green space, the common elements needed by the existing residents? What has Alterra done to make the environment more conducive to the existing residents? Nothing!! We don't need to lose more sunlight and our view of the escarpment.

Thank you in advance for your attention to this matter, we sincerely hope the proposed change to the promised development does not go through.

Regards

Jim Craig
504 - 3000 Creekside Dr.
Dundas, ON, L9H 7S8

Thomas, Cameron

From: Bud & Delora Astle [budel@cogeco.ca]
Sent: Monday, April 18, 2011 4:58 PM
To: Thomas, Cameron
Subject: re file no.ZAC-09-055

re file No.OPA-09-014 and ZAC 09-055 I am a owner at 3000 creekside dr .Folowing are the reasons I strongly feel that 2555 shou1d remain green space-recreation area as promised.

(1) There are many seniors in the area who already have lost or will in the future lose some of their abilities -walkyng-seeing-driving. The green space could be the one place they can enjoy a walk and exercize safely on thire own. Independance is very Important to their mental and physical health

(2) trees help clean the air and help bird popurition

(3)more cars more pollution

(4)more cars more danger crossing street

(5)small town character lost to a concreat jungal.

(6)one of the main reasons I bought here was because I knew my eye slight was going to get worst and I would not be driving so having a green splaca close was a strong selling point to me

Delora Johnson
503-3000 Creekside Dr
Dundas On.,

Esther M. Manoian
305-2000 Creekside Dr.
Dundas, ON L9H 7S7

April 18, 2011

Cam Thomas, City of Hamilton, Planning and Economic Development Department
Planning Division – Development Planning – West Section
71 Main Street West, 5th floor
Hamilton, ON L8R 2K3

Dear. Mr. Thomas

This letter is in response to Alterra's revised application for lands at 2555 Creekside Drive in Dundas as described in the Official Plan Amendment Application (File No. OPA-09-014) and the Zoning Amendment Application (File No. ZAC-09-055). The proposed amendments do not address any of the concerns of the original application.

First and foremost, this area *needs* green space. If another building is permitted on Block 11, this area will become overly congested and unattractive. Alterra has made agreements with the former Town of Dundas regarding green space and yet, they continue to push for further developments. The buildings already on Creekside Drive (1000-4000) were initially supposed to be six stories in height but the town agreed to let Alterra increase the height to nine stories in exchange for green space in Block 11. Furthermore, the green space in Block 11 was supposed to offset the shortage of open space at Amica. Because green space was already promised in exchange for other construction concessions, Alterra should be made to uphold their end of the bargain.

Another concern is the increase in traffic another apartment building would bring to this small area. Creekside Drive is already hazardous; there is a shortage in available parking space so many cars park on both sides of the street, making it difficult for drivers and pedestrians to see adequately around the bend in the road. This area of Dundas already has traffic problems; adding more apartments will only exacerbate the existing problem. There have already been many accidents at the corner of Ogilvie and Governor's. My mother and I were hit by a car while we were crossing that intersection. We were fortunate not to sustain any serious injuries but other people have not been so lucky. At least one person has been killed at that corner. Additional construction in this area should cease until something is done to ease traffic burdens around this area.

I trust the City of Hamilton will do the right thing and take the concerns of residents of Dundas into consideration before permitting any construction on Block 11 to take place. Please help us secure the promised, and much needed, green space!

Sincerely,

Esther M. Manoian

E. L. Manoian
305-2000 Creekside Dr.
Dundas, ON L9H 7S7

April 18, 2011

Cam Thomas, City of Hamilton, Planning and Economic Development Department
Planning Division – Development Planning – West Section
71 Main Street West, 5th floor
Hamilton, ON L8R 2K3

Dear Mr. Thomas

This letter is in response to Alterra's revised application for lands at 2555 Creekside Drive in Dundas as described in the Official Plan Amendment Application (File No. OPA-09-014) and the Zoning Amendment Application (File No. ZAC-09-055). The proposed amendments do not address any of our concerns of the original application. With dismay, I read that Alterra is planning something different that what was promised to us in their advertising and presentation centre. They promised green space in Block 11, and it is needed in this area. I am personally opposed to their plan to build another condominium building on Creekside Drive for the following reasons:

1. Traffic and parking: the amount of traffic in this area is already excessive. Creekside Drive is becoming dangerous to cross for pedestrians, especially since most of us are seniors. It is difficult to see oncoming vehicles properly because cars parked on both sides of the street obstruct the view. The buildings currently on Creekside do not have adequate parking and as a result the street is always congested with parked cars.
2. Green space: the lack of green space is the most important issue for me. The Town of Dundas has repeatedly made concessions to Alterra, allowing them to build higher buildings and increase the number of residents in Amica *in exchange* for green space in Block 11. How many times will the City of Hamilton consider new rezoning applications without taking into account the past agreements made with Alterra? This promise of green space should be upheld; it will be good for the residents of Dundas, as well as for the environment. Dundas does not have much park space downtown that is easily accessible for the senior population; it is greatly needed to avoid having a concrete jungle in Spencer Creek Village.

I hope these concerns and the concerns of my fellow residents will be taken into consideration in this matter. As a taxpayer, I hope the City of Hamilton will help Dundas preserve its small town atmosphere.

Sincerely,

E. L. Manoian

Thomas, Cameron

From: David LaCombe |
Sent: Monday, April 18, 2011 12:01 PM
To: Thomas, Cameron
Cc: Powers, Russ; VanderBeek, Arlene
Subject: Block 11

Hi Cam

Thank you for the update on this site's proposed development. As along time Dundas residents, we remember well the debate and plans that were submitted that included a centre for community and recreational purposes to enhance the quality of life in this redeveloped brownfield. we can honestly say, the development that has taken place far outshines the derelict buildings which occupied this site. However, this change and then further change to the potential development of block 11 was warned by some of the naysayers during the debate in the early stages of the proposal. It is too bad that bonds are not required for the non-continuance of earlier planning approvals.

Will it improve the downtown and in particular this area? Certainly anything over the mud and debris would be better.

Will it contribute to more congestion? Without a doubt. That many new units and their attached vehicles will certainly gum up things.

Does it comply with the current planning for the area? My understanding is NO. If we plan for the future, what is the point if we allow for changes on a whim ?

There should be green space in among the concrete and asphalt. Absolutely needed. We don't reside on Creekside but do walk through there on our way to the downtown.

Perhaps the developer could be persuaded to incorporate the original concept along with some intensification. Compromise is the very nature of the Canadian way.

Oh, by the way, you probably already know if you make one person happy, someone else will be unhappy. Good Luck.
Governors Rd. David and Jessie LaCombe 77

April 15, 2011

To: Mr. Cameron Thomas, Department of Planning and Development, City of Hamilton

Fax number: 905 - 546 - 4202

Re: Application to build a condominium complex on 2555 Creekside Drive in Dundas Ontario

Dear Mr. Thomas

My reasons for opposition to the application to build a high rise condominium complex on 2555 Creekside Drive remain as strong as first described in my letter to you (dated February 2, 2010). I recognize the application details have been modified by the developer, but still believe that approval from the city of Hamilton would violate the basic business principles of integrity and trust. By definition, a 'zoning by law' regulates use and development of a site or parcel of land. Prospective owners and developers have access to a zoning map for the city in which they intend to purchase property. A building height restriction for the land at 2555 Creekside Drive must have been apparent to the applicant at the time of purchase. If perseverance on the part of the developer is all it takes to 'change the bylaws', then what function do these guidelines actually serve?

I ask you to seriously consider a refusal to the application to build a multi storey structure (as defined in the current blueprints) on 2555 Creekside Drive. 'Concrete Jungles' are a dime a dozen and Ancaster, and Burlington are within a short drive from Dundas where future condominium owners could make their purchase with the assurance of a 'true' parkland setting. Should such a 'residential shift' occur, Dundas could be back to the former Bertram Factory 'ghost town' that preceded the Spencer Creek condominium development.

Thank you for your consideration.

Sincerely,

ML Schmuck

Thomas, Cameron

From: Stanley Bayley
Sent: Monday, April 18, 2011 11:18 AM
To: Thomas, Cameron
Cc: Powers, Russ
Subject: 2555 Creekside Drive, Dundas

603 - 3000 Creekside Drive
Dundas, ON
L9H 7S8
Mr. Cam Thomas, City of Hamilton
Planning and Economic Development Department

File Nos: ZAC-09-055; OPA-09-014
Dear Mr. Thomas:

We are residents of a condominium apartment facing Creekside Drive and directly opposite the site of the proposed 2555 Creekside Drive. The modifications Alterra have now proposed for this building do nothing to change our strong opposition to the amendments to the Official Plan and the Zoning By-law that Alterra is seeking. We first described our reasons for opposing these amendments to you by e-mail on February 3, 2010. We recognize that intensification of development in the city is necessary, but it has to be properly planned. This is certainly not the case here.

Both of us are now over 80. One of the reasons we chose to buy this apartment was for its pleasant surroundings and its proximity to the very attractive centre of Dundas. Despite their legal obligations, Alterra said nothing to us in their Disclosure Statement about constructing another large apartment block on the only piece of vacant land opposite. This building would create a narrow, sunless wind tunnel between it and 3000 and 2000 Creekside. It would violate a *quid pro quo* agreement Alterra entered into with the City that allowed them to extend blocks 1000 to 4000 Creekside to 9 storeys each. And it would eliminate essentially all green space within the area bounded by Creekside, Hatt and Ogilvie, as well as for some distance beyond.

Creekside Drive is only a two lane road, and parking on it in front of the four existing blocks is officially allowed. 2555 Creekside would add significantly to the serious traffic congestion not only on Creekside but in this whole area. The existing congestion has already been noted in a recent report on Transport and Traffic in the centre of Dundas. In addition to increasing vehicular traffic, it would also increase hazards to pedestrians. A large percentage of residents in 1000 through 4000 Creekside are elderly, and walking to Metro and the stores on King West is already very dangerous for us.

We must emphasize that for the large number of retired people like us in these four blocks and in Amica, this is our home. For us it is not just a dormitory from which we escape for much of most days. Furthermore, as we age, health problems restrict the number and range of trips we make elsewhere. Some weeks we are here 24/7, so the quality of our surroundings and safe passage for visiting local stores, the library etc. are vitally important to us.

We have other objections to Alterra's scheme, such as its effect on the resale value of our property and for helping create a concrete jungle in the centre of town.

For all of these reasons, amending the Official Plan and the Zoning By-law in the way Alterra requests would be a disaster for us, for this development and for Dundas.

We request delegation status.

Thank you,

Yours truly,

Stanley and Betty Bayley

04/18/2011

Craig J Simpson PhD P Eng (R)

3000 Creekside Dr - unit 406

Dundas, Ontario L9H 7S8

April 15, 2011

To: Mr Cam Thomas
City of Hamilton (P&EDD)
Planning Division – Development Planning
West Section
71 Main St West, 5th Floor
Hamilton ON L8R 2K3

Re: Official Plan Amendment Application (File No. OPA-09-014), and
Zoning By-law Application (File No. ZAC-09-055).

Dear Mr Thomas

This is our 2nd letter regarding these same two files – the first was sent over one year ago (Feb 4, 2010) when we were dealing with the original proposal for the lands known as 2555 Creekside Dr (also known as Block 11, in the area known as Spencer Creek Village). The overall apartment building, that has been proposed in this “modified proposal”, is in reality changed very little from the original proposal – thus our original letter, and the reasons for opposing it, are still valid and still represent at least some of our opposition (to this end, I have attached a copy of our Feb 4, 2010 letter to this current letter). However – in this 2nd letter we will also add additional supporting information as to our opposition – which has grown as new information has become available. The only thing that remains a constant in our opposition is the word we used to previously describe these two applications for OPA and Zoning Amendments – they truly are nothing short of an abomination.

New Information that We Are Aware of, Plus Other Reasons for Opposing These OPA and Zoning Applications.

Creekside Drive Itself

- Creekside Dr has a width less than required width of 20 meters by some 2 meters. On top of this, over 40% of required “guest parking”

for the 4 condos located at 1000 – 4000 was also allow to be “on the street”. With parking of vehicles on both sides of the road (our “guest parking”) it truly is a exercise of “threading the needle” for two opposing drivers directing their vehicles by one another on Creekside. This is a situation which is truly unsafe – for vehicular traffic and pedestrians alike – and to add to this unsafe situation by adding to these parking requirements (2555 only has 1 parking spot per unit) must truly be opposed. Again we ask – how many times can the Creekside Drive condos have our guest parking spots devoted to yet another situation that requires parking?

Over Crowding / Densification

- There are a number of either Provincial or local regional planning documents which promote “intensification” – or more “intensive” use of land. However, the claim that the building (2555), for which approval is being requested, is “consistent with and supported by numerous Planning Documents” (ie the Province’s “Places to Grow”, plus both City of Hamilton and Town of Dundas Planning Documents) is a total myth for the following reason. The result of more intensive use of land is increased density or “densification” by the local population. The relevant number here for limit of “densification” – is an upper target level expressed in terms of persons per hectare. This upper limit value of persons/ha, both called for and supported in all of these Planning Documents, is **100 persons/ha**. In the Spencer Creek Village area the true number is already **300 persons/ha**, without the 2555 development – to add 2555 would take this value to **~350 persons/ha**.

Shading Studies

- The original proposal for “2555” was a 9 storey building, plus additional floors for mechanical equipment. Now we are dealing with a proposal for a 7 storey building, with these same additional floors for mechanical equipment. As part of the approval process the proponent (Alterra) also submitted a Sun/Shading Study, for a 7 storey building. The study is very scant, has no discussion of results, and leaves many unanswered questions, such as:
 - Was the extra height for the extra floors required for all of the mechanical equipment floors/stories included in or not?

- The latest time of the day included was 4PM – so how valid is this, especially when the real value of sunlight for many is after 4PM, when the lower sun will be wiped out by the shadows cast by the (proposed) 2555?
- The true losers here are anticipated to be the existing (and the future) Amica residents. Do the conditions/times explored take their anticipated loss of sunshine into account?
- And finally, the study demonstrates that Alterra could care less about the (proposed) future residents of 2555 – especially when it comes to sunlight they will receive – their sunlight will be mainly blocked by the existing Creekside Dr condos later in the day.

Green Space

- It is impossible to not mention loss of Green Space in the context of discussing 2555. Do statements made when previous variances were applied for, and granted, have no meaning? We suggest that the agreement to allow less Green Space than actually required on the current Amica property (Amica phase 1) “because there would always be an abundance of (as advertised) Green Space next door at Block 11” – should be considered by the City as “carved in stone”. This would be a fair and reasonable way treat this issue – because last time we looked, Amica Phase 1 (on blocks 4,5,6) does exist – and in fact is an existing building, more or less “carved in stone”. Additionally, wasn’t the permission to build the 4 Creekside condos (1000-4000 Creekside Dr) at 9 stories – instead of the permitted 6 stories – granted in a process that included an agreement that the developer would make no further requests of a similar nature?

In summarizing, the end result is almost the exactly the same as before, with one significant difference – it is now easier to write a letter opposing “2555” because there is greater awareness of all areas in which the proponent (Alterra) has simply just bent the rules. Again, thanks for the opportunity to offer comments.

Craig J Simpson

Letter to City re 2555_2nd Letter_April15_2011

Kathleen J Simpson

Attachment: Letter, CJ & KJ Simpson to Cam Thomas, Feb 4, 2010

Craig J Simpson PhD P Eng (R)

3000 Creekside Dr - unit 406

Dundas, Ontario L9H 7S8

Feb 4, 2010

To: Mr Cam Thomas
City of Hamilton (P&EDD)
Planning Division – Development Planning
West Section
77 James St North (Suite 400)
Hamilton ON L8R 2K3

Re: Official Plan Amendment Application (File No. OPA-09-014), and
Zoning Amendment Application (File No. ZAC-09-055).

Dear Mr Thomas

I have already been in touch with you about “2555” via e-mail (on Parking and Guest Parking issues tied to the 2555 Proposal) - but am now taking this opportunity to send in a more formal commentary on this same “2555 Creekside Proposal”. In a word, these two applications for OPA and Zoning Amendments are nothing short of an abomination.

Marketing Tricks

We are just 2 of the very many owners/residents who bought in one of the 4 new condos (1000 – 4000) on Creekside Dr, who feel quite deceived by this developer. For many years the developer was marketing these condos with a story that “across the road (block 11) there will be a 2 story Community Centre, and lots of green space”. Also part of the ploy was the draw of the great views of the older buildings/churches in Dundas – plus the escarpment. These marketing tools were highlighted in many local newspaper adverts over a number of years – even up to the marketing of the last phase to be built (at 1000). They were also part of their own Marketing literature. A Toronto Star article from Nov 2006 – attached as an additional file – is typical. What deception this has turned out to be. We had heard that the developer maybe had some inclination to try to build a 6 storey building in block 11 – even though it was still zoned/classified as “recreational”,

with a 2 storey MAX building permitted – but to now learn that the concealed intent was for a 9 storey, 90 unit behemoth of a condo is just too much – this MUST BE opposed. Knowing full well the history of the Spencer Creek Village – and the various trade offs already in place – such as allowing 1000 – 4000 Creekside Dr to be 9 storeys, in exchange for other “to be developed buildings” to be much lower, plus having recreational green space (especially in Block 11) – and knowing how all of this has been used as a marketing ploy for 1000 – 4000 Creekside Dr, it is totally astonishing that the City of Hamilton would even consider these two amendment applications, for to do so means that the City is in danger of condoning such devious marketing ploys. We think we have the right to expect the City of Hamilton to NOT condone such “tricks”.

Other Issues

There are a myriad of other issues that should prevent the City of Hamilton from approving these two Amendment Applications. Some of these are the following:

- **Over Densification:** While it is reasonable for the City to explore means of improving the overall efficiency of use of infrastructure services (roads, water, sewers, etc) it is not reasonable to take this to the extremes of “over densification”. By “over densification”, please consider that the 4 condo buildings already in existence on Creekside Dr are 50% taller than allowed for in the OP, and thereby 50% bigger, with the same corresponding over densification than permitted by the OP and Zoning requirements. Why have an OP and Zoning By-laws if they are simply to be ignored? Similarly, these same 4 condo buildings were simply “shoehorned” into a total space maybe big enough for 3 at most – with end result there is only one parking ramp when two were originally planned – and to even build on one space required a variance, as the lot size was not big enough for the building, which required a bit of downsizing too.
- **Traffic and Parking:** Traffic density already poses many problems, as it is already too high in the immediate area – especially at the intersection of Ogilvie and Governor’s Rd (O/GR). The Downtown Dundas Official Traffic Plan proposes a few modest changes for alleviating this over density problem – but any significant changes to O/GR are at least 5 years away, and may simply never happen owing to cost and/or complexity. Parking is already a major issue for Creekside Dr – owing to another “over densification” issue – as the

existing 4 Creekside condos were allowed to be built with only about 60% of the REQUIRED Guest Parking. The remaining 40% of our Guest Parking is “simply on the street” – so any very large extra new buildings (ie 2555) that would also be shoehorned into a too small space, and add to this problem, should simply not be allowed. How many times can the same parking spaces be given up for use? Thus – any new buildings proposed for immediate O/GR area should be put on hold until O/GR is completely improved to totally eliminate its traffic bottleneck problems – and should be eliminated altogether unless all Parking and Guest Parking proposed in the plans fully meet the By-law requirements.

- Pedestrian Safety: Spencer Creek Village, and Amica residents already experience danger in crossing Hatt St or Ogilvie, as the vast majority are seniors as a “retirement” theme has also been part of the marketing. To add to this hazard with more regular vehicular traffic, and more construction traffic, would be irresponsible.

Thanks for the opportunity to offer comments,

Craig J Simpson

Kathleen J Simpson

Letter to City re 2555

Copies of overall document to:
Mr Russ Powers - City of Hamilton
Mrs Arlene Vanderbeek - City of Hamilton

Mr Larry Button - 3000 Creekside Dr
Mr Rick Hishon - 3000 Creekside Dr

April 20, 2011

Mr. Cam Thomas
City of Hamilton
Planning and Economic Development Department
Planning Division-Development Planning-West Section
71 Main Street West, 5th Floor
Hamilton Ontario L8R 2K3

**Re: Official Plan Amendment Application File No. OPA-09-014 and Zoning Amendment
Application File No. ZAC-09-055**

I am writing in opposition to the above applications to seek permission to erect a large condominium structure in Block 11 at 2555 Creekside Drive, Dundas Ontario.

I am the co-owner of a property at 4000 Creekside Drive, Dundas, and when my husband and I pre-purchased this unit the developer, Alterra, lead us to believe that Block 11 would be occupied by a low-rise structure surrounded by green-space for the use of residents of "Spencer Creek Village". Graphic drawings of this site were displayed in the showroom for prospective buyers. This total site concept and implied promise that the site would develop as illustrated on these drawings were integral in our decision to move from another province back to Ontario and the Hamilton area and invest in a property in Dundas.

Since moving here I have been informed that at the time of initial development of this site the height of buildings in Dundas was limited to six stories and Alterra was allowed to build to a greater height only because the developer **agreed** to provide this green-space on Block 11 in return for this variance from the existing by-laws. Now the developer wishes to fill this green-space with an additional condo tower that contravenes the original agreement with the Town of Dundas (now part of the City of Hamilton).

Not only would the erection of an additional condominium tower on Creekside Drive break faith with the several hundred Spencer Creek property owners who have invested based on the original site plans provided to them, the addition of dozens of units with their accompanying vehicular traffic and parking demands would exacerbate an already dangerous street-scape. Increasing the population density and the vehicular density on Creekside Drive (beyond the acknowledged future expansion to Amica and Spencer Creek Centre) would be both inappropriate and dangerous.

I urge that these applications be rejected.

Yours truly,

Cheryl Ennals
4000 Creekside Drive, #502
Dundas Ontario
L9H 7S9

cc
Councillor Russ Powers
City of Hamilton
71 Main Street West, 2nd Floor
Hamilton Ontario L8R 4Y5

APR 28 2011

Unit 608-2000, Creekside Dr.
Burlington, Ontario L9H 7S7
April 23, 2011

Mr. Sam Thomas
City of Hamilton
Planning & Economic Development Department
Planning Division - Development Planning - West Section
71 Main Street West, 5th Floor
Hamilton, Ontario, L8R 2K3

Dear Sir:

Alterra had ^{an} agreement with the town of Dundas to provide green space in Block 11 in exchange for increasing height to 9 stories for 1000, 2000, 3000, and 4000, which were originally supposed to be 6 stories in height. It would have been nice to enjoy the outdoors with a small park, particularly for those many residents in the 4 condos and houses, who cannot walk far.

Overcrowding, density & traffic go together. We already have a very busy street as a result of the present buildings.

I understand the targets for intensification are approximately 100 people per hectare and we are at 300 now, so we're obviously over-intensified!

→

I strongly urge that you not add to our problems!

Yours truly
Egis M. Clarke

c.c. Councilor Russ Powers
and his assistant.

APR 28 2011

Anver and Masuma Rahimtula
802-4000 Creekside Drive
Dundas, ON
L9H 7S9

April 20, 2011

Mr. Cam Thomas
City of Hamilton
Planning and Economic Development Department
Planning Division - Development Planning - West Section
71 Main Street West, 5th Floor
Hamilton, ON
L8r 2K3

Letter of opposition to the:

- Revised application to build a 7 story, 67 unit condominium apartment building in Block 11 at 2555 Creekside Drive in Dundas as described in:
- Official Plan Amendment Application (File No. OPA-09-014)
 - Zoning Amendment Application (File No. ZAC-09-055)

Dear Mr. Thomas:

We would like to register our firm opposition to the above building application for the following reasons:

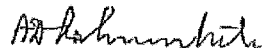
- When we first purchased my unit in 4000 Creekside Drive, we were clearly given to understand that the space at 2555 Creekside Drive would be a green space. Later, we found out that this was in lieu of the builder being allowed to construct the four 9-story buildings that we now have. We would certainly not have purchased our unit had we known of the proposed building at 2555 Creekside Drive. Our building (and the other three) are built really close to the road and if the new building were allowed to be built, the buildings would be facing each other in close proximity with the attendant loss of privacy, sunlight, etc. We feel really strongly about this. The builder promised the green space and the city should ensure that he abides by that promise.
- Creekside Drive, as you may know, already has a dangerous traffic problem. The road itself is narrow and there are cars parked on

..... 2

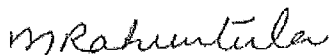
both sides by Amica employees and some members of the public who do use the paid parking lots the city provides. In addition to residents of the 4 buildings using Creekside Drive, many other motorists use Creekside Drive as a short cut to driving between Hatt and Ogilvie streets. Creekside Drive is thus very busy and is dangerous to residents of our buildings (the majority of whom are seniors) who walk and pedestrians in general. The situation will be intolerable (and even more dangerous) if the building at 2555 Creekside Drive is allowed to go ahead.

We sincerely hope that the concerns expressed in our letter will be given due weight when the city makes its decision.

Yours sincerely



Anver Rahimtula



Masuma Rahimtula

Cc Councillor Russ Powers

Cam Thomas, City of Hamilton
Planning and Economic Development Department
Planning Division - Development Planning - West Section
77 James Street North, Suite 400, Hamilton ON L8R 2K3

April 16, 2011
APR 28 2011

Re: File # ZAC - 09 - 055
File # OPA - 09 - 014

Dear Sir:

In reference to your letter dated April 8/11, I strongly oppose to both Applications made by Alterra.

By adding another huge building, to the already dense area, it would greatly increase our current concerns - traffic, pollution, parking, pedestrian safety, etc. Safety is especially important to me; now, since I am an every day pedestrian,

In my opinion, Alterra should keep their word, as indicated at the time of purchase, that the vacant land (Block 11) will be used as an open space.

A green space would not only enh...

this area, but all residents of Creekside Dr
could enjoy it.

Thanking you for your consideration in this
matter, in an anticipation of an amicable
resolution.

Thank you in advance.

Yours truly,

Daila Skreitulis



Ms. Daila Skreitulis
607-3000 Creekside Dr
Dundas, ON L9H 7S8

Tel.

cc: Councillor Russ Powers

P.S. Copy of my previous letter of Jan. 30/10
is enclosed.

please excuse my handwriting, —
I have an impaired vision, but
I tried my best to express my opinion
in this matter. D.S.

APR 28 2011

#403-3600 Creekside Drive
Dundas, Ontario L9H 7S8
April 17, 2011

Dear Mr. Cameron Thomas;

This letter is coming to you in opposition to your revised plan to build a 7 storey-by-unit in Block 11 at 2555 Creekside Drive, Dundas. I'm angry and very upset as greenspace was promised & needed.

I know you my husband and I bought directly across from Block 11. Our privacy would be taken away, as the building would be far to close, not only for our family, but also anyone in Block 11 as they would not have any privacy either.

The traffic on Creekside Drive is horrendous as people driving to & from Letho, as they want to avoid the traffic light at Hatt & Ogilvie Streets.

Many employees in downtown Dundas stores park their cars curbside on Creekside and leave them all day. The market will start up and their customers & some vendors also use Creekside to park.

Visitors & workers at Amica also use curbside parking on Creekside. Please where oh where are you going to put all these cars, your planning has not been investigated to its full degree. The need for green space promise kept.

Why is it seniors are always overlooked.

Do you honestly think it is fair to disregard the promise to Creekside residents

Yours truly
G. Louise Dawson

c.c.
Councillor
Russ Powers

G. Patricia Cameron

71 WEST 3RD STREET - HAMILTON, ONTARIO L8S 3B8
2000 CREEKSIDE DRIVE, #803, DUNDAS, ONTARIO L9H 7S7

Ms. Cam Thomas

April 23, 2011

City of Hamilton
Planning & Economic Development
Planning Services - Development Planning -
West Section

71 Main St. W. 5th Floor
Hamilton Ont. L8R 2K3.

Dear Ms. Thomas,

Re: Amended Official Plan Amendment Application
(file no. OPA-09-014)
Amended Zoning By-law Amendment Application
(file no. ZAC-09-055)

I strongly oppose the above amended
amendment applications for the
following reasons:

1. The revised applications do not
address the concerns we had
with the original applications
in January 2010. For example:
 - a) the proposed 5555 building
footprint is the same as in
the original application.
 - b) the proposed building is

G. Sabina Cameron

approximately the same height as
1000, 2000, 3000, 4000, 5000, 6000

d) all the green space government in
the present zoning is gone.

a) The intensity of the proposed
development does not comply with
The Ontario Official Plan, unless
there are a target for intensification
of 100 units / hectare, or to allow
300 units / hectare.

2. Cities can be proud of the attention
rehabilitation of an older housing
The existing premises 8000 m² in all
has outstanding units with provisions
discuss of that program. The
make available of the development
with the original by a building
high rise garage. Current parking
and traffic problems will increase
The must keep the zoning the way it
is 8000 m² green space must be
protected.

G. Sabina Cameron
Sincerely,
G. Sabina Cameron

APR 28 2011

3000 CREESIDE K
DUNDAS, ONT #E
APR 18 11

To
Mr. Cam Thomas
City of Hamilton,
Planning and Economic Development Dept.
Planning Division
71 Main St. W

I am writing you to oppose the construction of another Condo on Creekside. When I purchased my Unit in 2005 I was told that there would be a two story recreation building and quite a large green space across from my building.

The idea of a green space was very appealing to me as an older senior I can't make it all the way to the driving park on foot so the idea of a green space ^{near by} was very attractive to me when I could relax and talk to my neighbors.

With this plan being totally ignored by Alterra we are told of their plans for a large Condo right across the road and right at the sidewalk. This is too close as no one wants to ^{get} looking right into someone's windows.

With the number of us Seniors in the area, and mobility being an issue the traffic on Ogilvie is going to be horrendous.

2)

With the hill up from Amies
on Ogilvie crossing the road is going
to be very dangerous as it is very
difficult to even see the oncoming
traffic.

The other major issue is the
loss of sunlight and the shadow
effect from this tall building.

I hope you consider these two
major complaints as this area is
unsuitable for such high density in
the future.

Please preserve our much need
green space and give Alter's chance
of plans to be rejected outright.
I hope you and the Council will
make the correct decision regarding
this upsetting issue.

Sincerely
Mrs. Lois Collins

306 - 4000 Creekside Drive
Dundas, ON L9H 7S9

April 19, 2011

APR 28 2011

City of Hamilton
Planning & Economic Development Dept
Planning Division, West Section
Mr. Cameron Thomas

With regard to the proposed building of a 7 story building at 2555 Creekside Drive, I have the following comments to make.

The present buildings on Creekside Drive (Amenco + 1000 → 4000 buildings) contain a large portion of elderly citizens. There is street side parking (many cars parked on the street are from outside this street - people who work don't want to be stuck here free) This is really a narrow street & is already congested because many cars use this street to drive through and avoid lights at Hackett + Agincourt Sts)

The addition of another large complex at 2555 Creekside will add considerable traffic (an entry and exit into the building parking garage). The people who are elderly (most of the residents here) will have increasing safety concerns when

walking on this street and when visiting Creeked
old Katt St + Ogilvie St.

Also the green-paint promised to us will
disappear and this may cause increasing
health concerns regarding our environment
and its effects on us.

Please consider these points when the
application for this proposed building appears
before your committee.

Yours sincerely
Josh Penick M.D.

cc to Councillor Russ Finner.

APR 28 2011 Sat. Dec. 23/11

We have lived in 1000 Lakeside Drive for about a year. From our porch we can see the entire Lakeside Drive and we believe that Lakeside Drive is A N ACCIDENT ABOUT TO HAPPEN People with Walkers, electric wheel chairs, skate boards etc are back on the street and side walk because the side walk ends on both sides and instead of crossing over they use the road. A nice wooden yard on both sides of street therefore there is no room for some visitors to Park. In morning trucks are lined up at a nice - to deliver food, pick up garbage, etc. 2 or 3 on street waiting to get in.

We don't need another entrance on the other side of street with more traffic of cars. It would be so nice to have some green space with Park Benches where we could sit & rest going & coming to Bank, & Drug stores.

If there was another building just up on the curve we would not

Be able to see car coming when
he wanted to cross the street & turn
into our garage.

Please have the place as clean up
surgically with some green paint

Ray & Mary Krompholt

403

1000 Cascade Dr.

Quincy

APR 28 2011

Mr. Cam Thomas, City Hamilton
Planning and Economic Development Department
Planning Division- Development Planning- West Station
71 Main Street West, 5th Floor, Hamilton, Ontario, L8R 2K3

Councillor Russ Powers, City of Hamilton
71 Main Street West, 5th Floor, Hamilton, Ontario, L8R 2K3

Re: 2555 Creekside Drive, Dundas- Proposed 7 Storey, 67 Unit Condo Building

File No: OPA-09-014 and ZAC-09-055

To Whom It May Concern:

I am a resident at Amica at Dundas, 50 Hatt Street, L9H 0A1, Suite 605 and I am deeply concerned about the proposed 67 unit condo building at 2555 Creekside Drive. I have listed my concerns below:

We were promised green space but it seems that is not to be. Why on earth is it that there are so many condos now do they really need another? Are there not enough now that we need another? and so close nearby. Can they not put up a small 1-2 story complex maybe a sports complex about 13 stories high which would allow for plenty of green space for a nice park which would provide a place for folks to meet and enjoy the outdoors? Is this too much to ask for? I don't think so. What a pleasure it would be to everyone.

In view of the above please keep me informed of all upcoming meeting dates. I will be gathering more information and will have more comments on this matter.

Sincerely, *Jessie Meader*

APR 28 2011

Mr. Cam Thomas, City Hamilton
Planning and Economic Development Department
Planning Division- Development Planning- West Station
71 Main Street West, 5th Floor, Hamilton, Ontario, L8R 2K3

Councillor Russ Powers, City of Hamilton
71 Main Street West, 5th Floor, Hamilton, Ontario, L8R 2K3

Re: 2555 Creekside Drive, Dundas- Proposed 7 Storey, 67 Unit Condo Building

File No: OPA-09-014 and ZAC-09-055

To Whom It May Concern:

I am a resident at Amica at Dundas, 50 Hatt Street, L9H 0A1, Suite 320 and I am deeply concerned about the proposed 67 unit condo building at 2555 Creekside Drive. I have listed my concerns below:

1. How nice it would be to sit outside & have grass under your feet.
2. Why is it necessary to have all these beds crowded in this small space.
3. Creekside Dr. is too narrow.
4. Where will visitors park? There is a problem now.
5. Why do we have to have loss of sunlight, it is important to every day living. This will happen when all beds come up.

In view of the above please keep me informed of all upcoming meeting dates. I will be gathering more information and will have more comments on this matter.

Sincerely, *Anne Hanson*

APR 28 2011

Mr. Cam Thomas, City Hamilton
Planning and Economic Development Department
Planning Division- Development Planning- West Station
71 Main Street West, 5th Floor, Hamilton, Ontario, L8R 2K3

Councillor Russ Powers, City of Hamilton
71 Main Street West, 5th Floor, Hamilton, Ontario, L8R 2K3

Re: 2555 Creekside Drive, Dundas- Proposed 7 Storey, 67 Unit Condo Building

File No: OPA-09-014 and ZAC-09-055

To Whom It May Concern:

I am a resident at Amica at Dundas, 50 Hatt Street, L9H 0A1, Suite 419 and I am deeply concerned about the proposed 67 unit condo building at 2555 Creekside Drive. I have listed my concerns below:

*Who can we trust?
There was no mention of such a building being built here.
It means my balcony will be of no use to me. In the past I have enjoyed sitting out there with my plants.
The added traffic will be horrible!
Who wants to look out at the building?*

In view of the above please keep me informed of all upcoming meeting dates. I will be gathering more information and will have more comments on this matter.

Sincerely, *Janet R Armstrong*

APR 28 2011

Mr. Cass Thomas, City Hamilton

Planning + Economic Development Dept.

Planning Division - Development Planning - West Station

71 Main St W, 5th Floor, Hamilton, Ontario L8R 2K3

Councillor Russ Powers, City of Hamilton

71 Main St West, 5th Floor, Hamilton, Ontario, L8R 2K3

Re: 255 Lakeside Drive, Dundas Proposal 1 Storey, 67 Unit Condo Building
File No. OPA-09-014 and ZAC-09-055

To whom it May Concern

I was appalled when I was shown the small piece of land adjacent to Amica, upon which you propose to erect a 7 story building.

My sister and I were actively involved in choosing Amica for our parents. The original stipulation, which shows this green space, was part of our decision to move them from their narrow lot to downtown Dundas.

I am shocked that you could even consider putting yet another whole building on this small road. The residents of all the apartments on this street need a little beauty space to view from their windows, walk or sit out to watch the world go by.

It is simply greed. Nothing else that would encourage you to "pave paradise and put up a parking lot."

Please don't make this same mistake, by erecting another building. Keep to your word. Dundas is losing its charm.

Yours sincerely
Gloria Allen

Gloria Allen

54 MARY AVE. A1B DUNDAS

APR 28 2011

Mr. Cam Thomas, City Hamilton
Planning and Economic Development Department
Planning Division- Development Planning- West Station
71 Main Street West, 5th Floor, Hamilton, Ontario, L8R 2K3

Councillor Russ Powers, City of Hamilton
71 Main Street West, 5th Floor, Hamilton, Ontario, L8R 2K3

Re: 2555 Creekside Drive, Dundas- Proposed 7 Storey, 67 Unit Condo Building

File No: OPA-09-014 and ZAC-09-055

To Whom It May Concern:

I am a resident at Amica at Dundas, 50 Hatt Street, L9H 0A1, Suite _____ and I am deeply concerned about the proposed 67 unit condo building at 2555 Creekside Drive. I have listed my concerns below:

When I purchased this apartment they assured me that it would be bright and airy enough to block my view of the water.

If this project is built then there will be no place to go to look into our apartment.

Now instead of a two story gym there is going to be a high rise that will cut off our view and sun light.

M. Ruth Keir

In view of the above please keep me informed of all upcoming meeting dates. I will be gathering more information and will have more comments on this matter.

Sincerely, M R Keir
Apt 606, Amica of Dundas.
Dundas Ont.

APR 28 2011

Mr. Cam Thomas, City Hamilton
Planning and Economic Development Department
Planning Division- Development Planning- West Station
71 Main Street West, 5th Floor, Hamilton, Ontario, L8R 2K3

Councillor Russ Powers, City of Hamilton
71 Main Street West, 5th Floor, Hamilton, Ontario, L8R 2K3

Re: 2555 Creekside Drive, Dundas- Proposed 7 Storey, 67 Unit Condo Building

File No: OPA-09-014 and ZAC-09-055

To Whom It May Concern:

I am a resident at Amica at Dundas, 50 Hatt Street, L9H 0A1, Suite 606 and I am deeply concerned about the proposed 67 unit condo building at 2555 Creekside Drive. I have listed my concerns below:

- Parking in the area is already overcrowded and several of the "approved" buildings have not been created yet.
- Loss of privacy would be unacceptable.
- There would ~~be~~ almost no green space left between the buildings.
- This project must be refused.

In view of the above please keep me informed of all upcoming meeting dates. I will be gathering more information and will have more comments on this matter.

Sincerely,

ADKer

APR 28 2011

Mr. Cam Thomas, City Hamilton
Planning and Economic Development Department
Planning Division- Development Planning- West Station
71 Main Street West, 5th Floor, Hamilton, Ontario, L8R 2K3

Councillor Russ Powers, City of Hamilton
71 Main Street West, 5th Floor, Hamilton, Ontario, L8R 2K3

Re: 2555 Creekside Drive, Dundas- Proposed 7 Storey, 67 Unit Condo Building

File No: OPA-09-014 and ZAC-09-055

To Whom It May Concern:

I am a resident at Amica at Dundas, 50 Hatt Street, L9H 0A1, Suite 618 and I am deeply concerned about the proposed 67 unit condo building at 2555 Creekside Drive. I have listed my concerns below:

I am mortified to hear that another condominium could be built on the area promised to be an outdoor green space

The whole area on Creekside Drive is already too crowded - not only with buildings but with traffic.

In view of the above please keep me informed of all upcoming meeting dates. I will be gathering more information and will have more comments on this matter.

Sincerely, P. G. Gail

APR 28 2011

Mr. Cam Thomas, City Hamilton
Planning and Economic Development Department
Planning Division- Development Planning- West Station
71 Main Street West, 5th Floor, Hamilton, Ontario, L8R 2K3

Councillor Russ Powers, City of Hamilton
71 Main Street West, 5th Floor, Hamilton, Ontario, L8R 2K3

Re: 2555 Creekside Drive, Dundas- Proposed 7 Storey, 67 Unit Condo Building

File No: OPA-09-014 and ZAC-09-055

To Whom It May Concern:

I am a resident at Amica at Dundas, 50 Hatt Street, L9H 0A1, Suite 514 and I am deeply concerned about the proposed 67 unit condo building at 2555 Creekside Drive. I have listed my concerns below:

I am very disappointed that the promised green space at 2555 Creekside Drive is now not going to be available for use. The space will be used to increase the present density and increase parking. I am also on the building side of the street, for any or large development also by use of parking and increased parking space. I am also on the building side of the street, for any or large development also by use of parking and increased parking space. I am also on the building side of the street, for any or large development also by use of parking and increased parking space.

In view of the above please keep me informed of all upcoming meeting dates. I will be gathering more information and will have more comments on this matter.

Sincerely, *Jay Williams*

APR 28 2011

Mr. Cam Thomas, City Hamilton
Planning and Economic Development Department
Planning Division- Development Planning- West Station
71 Main Street West, 5th Floor, Hamilton, Ontario, L8R 2K3

Councillor Russ Powers, City of Hamilton
71 Main Street West, 5th Floor, Hamilton, Ontario, L8R 2K3

Re: 2555 Creekside Drive, Dundas- Proposed 7 Storey, 67 Unit Condo Building

File No: OPA-09-014 and ZAC-09-055

To Whom It May Concern:

I am a resident at Amica at Dundas, 50 Hatt Street, L9H 0A1, Suite 408 and I am deeply concerned about the proposed 67 unit condo building at 2555 Creekside Drive. I have listed my concerns below:

Creekside Dr. is dangerous now because of parking on both sides of the street & congestion. The result of this ~~that~~ 67 unit would add greatly to the problem. The parking area behind the new bldg is too close to Amica & will cause noise and pollution to Amica residents. Creekside Dr. is already dangerous to pedestrians. This situation will be ~~the~~ exacerbated by more cars & pedestrians. We were promised outdoor queen spaces at Amica & ceded some of its space because of this promise. New outdoor roof garden will be left desolate.

In view of the above please keep me informed of all upcoming meeting dates. I will be gathering more information and will have more comments on this matter.

Sincerely, Margaret A. Keenan

Mr. Cam Thomas, City Hamilton
Planning and Economic Development Department
Planning Division- Development Planning- West Station
71 Main Street West, 5th Floor, Hamilton, Ontario, L8R 2K3

Councillor Russ Powers, City of Hamilton
71 Main Street West, 5th Floor, Hamilton, Ontario, L8R 2K3

Re: 2555 Creekside Drive, Dundas- Proposed 7 Storey, 67 Unit Condo Building

File No: OPA-09-014 and ZAC-09-055

To Whom It May Concern:

I am a resident at Amica at Dundas, 50 Hatt Street, L9H 0A1, Suite 408 and I am deeply concerned about the proposed 67 unit condo building at 2555 Creekside Drive. I have listed my concerns below:

- IT IS DIFFICULT AS A PEDESTRIAN TO COPE
W/ TRAFFIC & PARKING (ESPECIALLY FOR
WALKER-SUPPORTED RESIDENTS).
- PROMISED GREENSPACE WAS AN INCENTIVE TO
MOVE HERE.
- UPPER LEVEL ROOF GARDEN WILL HAVE
ITS LIGHT DECREASED BECAUSE OF
SHADOWS FROM 2555 CREEKSIDE.
- NOISE & POLLUTION WILL RESULT FROM
DRIVE AROUND PARKING AREA (TOO CLOSE
TO AMICA).
- NO ROOM NOW FOR PARKING ON CREEKSIDE -
WHERE WILL TENANTS, VISITORS & WORKERS
PARK IF "2555" IS BUILT?
- VENTURIA (WIND TUNNEL) WILL MAKE
WALKING DIFFICULT. ESP IN COOL WEATHER.

In view of the above please keep me informed of all upcoming meeting dates. I will be gathering more information and will have more comments on this matter.

Sincerely,



APR 28 2011

Mr. Cam Thomas, City Hamilton
Planning and Economic Development Department
Planning Division- Development Planning- West Station
71 Main Street West, 5th Floor, Hamilton, Ontario, L8R 2K3

Councillor Russ Powers, City of Hamilton
71 Main Street West, 5th Floor, Hamilton, Ontario, L8R 2K3

Re: 2555 Creekside Drive, Dundas- Proposed 7 Storey, 67 Unit Condo Building

File No: OPA-09-014 and ZAC-09-055

To Whom It May Concern:

I am a resident at Amica at Dundas, 50 Hatt Street, L9H 0A1, Suite 426 and I am deeply concerned about the proposed 67 unit condo building at 2555 Creekside Drive. I have listed my concerns below:

- ① I am concerned because my son came to visit me and could not find a parking place at Amica and Creekside Drive is very busy and dangerous.
- ② A park at 2555 Creekside Drive was promised and is needed for some open space.
- ③ More noise and pollution from cars and trucks. The importance comes to Amica, because of by the fire truck nearly every night which is disturbing and sleep and is not good for our morale.
- ④ I do not see how you can have so many elderly people in such a small space without injuring their health from the noise and pollution from cars and trucks.

In view of the above please keep me informed of all upcoming meeting dates. I will be gathering more information and will have more comments on this matter.

Sincerely,

Elizabeth Dickson

APR 28 2011

Mr. Cam Thomas, City Hamilton
Planning and Economic Development Department
Planning Division- Development Planning- West Station
71 Main Street West, 5th Floor, Hamilton, Ontario, L8R 2K3

Councillor Russ Powers, City of Hamilton
71 Main Street West, 5th Floor, Hamilton, Ontario, L8R 2K3

Re: 2555 Creekside Drive, Dundas- Proposed 7 Storey, 67 Unit Condo Building

File No: OPA-09-014 and ZAC-09-055

To Whom It May Concern:

I am a resident at Amica at Dundas, 50 Hatt Street, L9H 0A1, Suite 504 and I am deeply concerned about the proposed 67 unit condo building at 2555 Creekside Drive. I have listed my concerns below:

My main concern is the increase in density. This building will cause an increase in traffic, a reduction in much needed green space, and will make the existing parking shortages much worse.

In view of the above please keep me informed of all upcoming meeting dates. I will be gathering more information and will have more comments on this matter.

Sincerely,

Marion Reynolds

APR 28 2011

Mr. Cam Thomas, City Hamilton
Planning and Economic Development Department
Planning Division- Development Planning- West Station
71 Main Street West, 5th Floor, Hamilton, Ontario, L8R 2K3

Councillor Russ Powers, City of Hamilton
71 Main Street West, 5th Floor, Hamilton, Ontario, L8R 2K3

Re: 2555 Creekside Drive, Dundas- Proposed 7 Storey, 67 Unit Condo Building

File No: OPA-09-014 and ZAC-09-055

To Whom It May Concern:

I am a resident at Amica at Dundas, 50 Hatt Street, L9H 0A1, Suite 515 and I am deeply concerned about the proposed 67 unit condo building at 2555 Creekside Drive. I have listed my concerns below:

Having lived in Grand Vista Gardens for 30 odd years it became necessary for me to find other living arrangements. So you can imagine my delight when I discovered that AMCA intended to open a luxury Retirement facility here in Dundas, with green open space around it. I waited 20 uncomfortable months to move in only to find that my outlook was a building dump! Now they proceed with a 7 storey monolith that will cut off what little view I have including the setting sun. Also since the proposed unit is to be built right on the street and motorized traffic will occur at the back of the building producing unhealthy strong fumes.

As far as I can see the majority of individuals living in this area - Spence Creek Village - are SENIORS who are slow moving using walkers which create a traffic hazard in a narrow roadway. We DO NOT need an increase in population or traffic density, nor a decrease in the freshness of the air we breathe.

PLEASE please DO NOT PERMIT the erection of this 67 unit tower. We DO NOT want to live in a concrete jungle.

In view of the above please keep me informed of all upcoming meeting dates. I will be gathering more information and will have more comments on this matter.

Sincerely,

Jean Burgess

Mr. Cam Thomas, City Hamilton
Planning and Economic Development Department
Planning Division- Development Planning- West Station
71 Main Street West, 5th Floor, Hamilton, Ontario, L8R 2K3

APR 28 2011

Councillor Russ Powers, City of Hamilton
71 Main Street West, 5th Floor, Hamilton, Ontario, L8R 2K3

Re: 2555 Creekside Drive, Dundas- Proposed 7 Storey, 67 Unit Condo Building

File No: OPA-09-014 and ZAC-09-055

To Whom It May Concern:

I am a resident at Amica at Dundas, 50 Hatt Street, L9H 0A1, Suite 124 and I am deeply concerned about the proposed 67 unit condo building at 2555 Creekside Drive. I have listed my concerns below:

*Being a concerned resident of Amica Dundas I think to put another 9 storey building up is so unfair, as in the beginning we were given to believe there would be an outdoor green space. But saying all that a 9 storey complex would cause more traffic & parking problems and most of ALL loss of privacy to Amica residents facing Creekside Drive, and also to cast a shadow on the only outdoor garden-
~~roof~~ roof we have on the 2nd floor*

In view of the above please keep me informed of all upcoming meeting dates. I will be gathering more information and will have more comments on this matter.

Sincerely,

APR 28 2011

Mr. Cam Thomas, City Hamilton
Planning and Economic Development Department
Planning Division- Development Planning- West Station
71 Main Street West, 5th Floor, Hamilton, Ontario, L8R 2K3

Councillor Russ Powers, City of Hamilton
71 Main Street West, 5th Floor, Hamilton, Ontario, L8R 2K3

Re: 2555 Creekside Drive, Dundas- Proposed 7 Storey, 67 Unit Condo Building

File No: OPA-09-014 and ZAC-09-055

To Whom It May Concern:

I am a resident at Amica at Dundas, 50 Hatt Street, L9H 0A1, Suite 503 and I am deeply concerned about the proposed 67 unit condo building at 2555 Creekside Drive. I have listed my concerns below:

<u>NO to the building</u>	<u>YES to Green Space!</u>
Take away light	Add Green Trees & Greenery & Delight
no privacy people seeing in	People enjoy green trees & green
Difficult parking &	We will be able to go for walk
smelly fumes from	enjoy the open area
garage trucks etc.	Greenery would add a lot
The building would	be a landmark of how nice to be
space W.G.T. there	able to enjoy the openness & green
The new existing Bldg	is a huge Green Grass lovely open
will not have a view	view enjoyed by over 300 Bldg prop
other than a cement block	and wooden people as well
A Bldg with 50th Flr	Green space will add a beautiful
architecture of the whole	look to the architecture please
street	Someone gave it some thought

In view of the above please keep me informed of all upcoming meeting dates. I will be gathering more information and will have more comments on this matter.

Sincerely,

J. Dickerson

MAR 28 2011

Mr. Cam Thomas, City Hamilton
Planning and Economic Development Department
Planning Division- Development Planning- West Station
71 Main Street West, 5th Floor, Hamilton, Ontario, L8R 2K3

Councillor Russ Powers, City of Hamilton
71 Main Street West, 5th Floor, Hamilton, Ontario, L8R 2K3

Re: 2555 Creekside Drive, Dundas- Proposed 7 Storey, 67 Unit Condo Building

File No: OPA-09-014 and ZAC-09-055

To Whom It May Concern:

I am a resident at Amica at Dundas, 50 Hatt Street, L9H 0A1, Suite 324 and I am deeply concerned about the proposed 67 unit condo building at 2555 Creekside Drive. I have listed my concerns below:

I am surprised that builders would consider building so close to AMICA and deprive the residents of privacy and also their green space.

We all enjoy where we live now but this additional building will cause loss of light on our second floor outdoor garden where people sit in the sun and chat with friends.

Also, there will be an increase in noise because all the cars and service trucks will be contained in a very small space. Try and imagine it!

Many residents enjoy it as it is and would resent all the proposed changes and I agree with them!

The Amica employees will find it much harder to park their cars in such a busy, congested area.

In view of the above please keep me informed of all upcoming meeting dates. I will be gathering more information and will have more comments on this matter.

Sincerely,

*Elizabeth B. McInerney - (Suite) 324
The Third Floor*

APR 28 2011

Mr. Cam Thomas
City of Hamilton
Planning and Economic Development Department
Planning Division-Development Planning-West Section
71 Main Street West, 5th Floor
Hamilton, Ontario L8R 2K3

2000 Creekside Drive
Unit #201
Dundas Ontario
L9H 7S7
April 24, 2011

Dear Mr. Thomas: RE: REVISED APPLICATION TO BUILD A 7 STORY,
67 UNIT CONDOMINIUM APARTMENT BUILDING
IN BLOCK 11 @ 2555 CREEKSIDE DRIVE IN
DUNDAS AS DESCRIBED IN (1) OFFICIAL PLAN
AMENDMENT (File No. OPA-09-014), AND (2)
ZONING AMENDMENT APPLICATION (File No. ZAC -
09-055)

The purpose of this letter is to express my concern regarding the above matter. As a new resident to 2000 Creekside Drive and to the Dundas community, I am concerned that the addition of the proposed condominium building for Creekside Drive will have a negative impact on the quality of life for many Creekside residents.

Purchasing a home is a major life decision. Individuals explore whether an identified property will meet their personal needs and as such, prior to purchase, explore the amenities of the property including the interior and exterior environment. The latter includes privacy, landscape and community development plans. Once an individual has researched whether an identified property meets their particular needs, an informed decision is made with respect to purchase. Such is the case for residents at the present Creekside complex who had an understanding from the developer as to the site plans for the above identified property.

The proposed building structure and location would create changes to the interior and exterior environment of many residences with the potential of decreasing the quality of life for many individuals. These environmental factors would have influenced the decision to purchase. Several of these changes would include:

- (1) Loss of sunlight. The amount of light, particularly sunlight during the winter months, is critical to both the physical and mental health of individuals. This factor is well documented in the medical literature;
- (2) A decrease in the level of privacy due to the proximity of the proposed structure to that of the other buildings.
- (3) Landscape views of Dundas and the escarpment would be blocked

In closing, I believe that the application for rezoning undermines the good faith that current Creekside residents placed in the developer at time of purchase. Approval of this application would create environmental changes for many residents and thereby decrease aspects of their quality of life. In addition, the changes as sited above, would have the potential to decrease property values. I would ask that the application for rezoning the above property be denied.

Thank you in advance for consideration to this request.

Sincerely,

Elaine Rabinowitz, R.N., BScN

Cc: Counsellor Russ Powers, City of Hamilton
71 Main Street West, 2nd Floor
Hamilton Ontario, L8R 4Y5

APR 28 2011

John Wilder

From: John Wilder
Sent: April-26-11 12:45 AM
To: 'Cameron.Thomas@hamilton.ca'
Cc: 'rpowers@hamilton.ca'; 'avanderb@hamilton.ca'
Subject: Proposed 7 Storey Condominium in Block 11 at 2555 (Creekside Drive)

602—1000 Creekside Drive
Dundas On L9H 7S6
Ontario L9H 7S6
26 April 2011

Mr. Cam Thomas
City of Hamilton Planning and
Economic Development Department
Planning Division—Development Planning—West Section
71 Main St. West, 5th Floor
Hamilton, Ontario L8R 2K3

Ref. 2555 Creekside Drive.
-Zoning Amendment Application (File No.ZAC-09-055)
-Official Plan Amendment Application(File No.OPA-09-014)

Dear Mr. Thomas.

I am writing to express my strong objection to the 2 Amendmens referenced above which, if approved, would surely lead to building a 7 storey condominium in Block 11 of 2555 Creekside Drive, Dundas. My objection is based on a number of items, some of which are outlined below.

1. The proposed building will cause a substancial increase in traffic flow and a further strain on the availability of current limited parking.
2. The traffic density increase will cause greater danger for people trying to cross the road and particularly for those requiring walking assistance, such as wheeled or unwheeled walkers, crutches or canes etc. and to those who can only walk slowly or with the help of another person.
3. The added danger will only increase from speeding traffic using Creekside Drive as a bypass to Hatt St and vice versa as the bypass traffic is dodging the slower condo traffic using the garage ramps or just parking etc. The bypass vehicles are a significant concern as, depending upon the day and the time, they represent from about 55% to 75% of the traffic. I have done 4 different visual counts.
4. The addition of 2 more exit/entry ramps is sure to increase the probability of accidents or personal injuries. The addition of the proposed 7 storey building significantly increases these risks.
5. The building as proposed will cause the curve in Creekside Drive to become a blind corner when approaching from either end thus again increasing the

chance of accidents to vehicles or pedestrians.

6. When we committed to purchase a unit in 1000 Creekside we were given to understand that the "Creekside Village" would be an attractive area with the buildings on one side and across the road it would be reasonably open with, possibly, a small activities building on a significant green space. If the 7 storey building proposal is granted a solid wall of windows will appear and they will be so close that the people on both sides of the street will be in clear view of each other and there will be shadow problems on the northerly side of the building.
7. We have been given to understand that Block 11 has been designated PR-1 which surely would be another reason to turn down the 2 referenced Applications.

I hope that this letter will help to understand some of the real concerns which the proposed building will generate and are part of the cause for my opposition to the Amendments which has been submitted and request that they will be turned down.

I thank you for providing the opportunity to express my views.

Yours sincerely



John C Wilder

APR 28 2011

806 - 1000 Creekside Dr.
Dundas, ON L9H 7S6
April 23, 2011.

City of Hamilton Planning and Development Dept.
Planning Division
Mr. C. Thomas
Dear Sir :

This letter is intended to comment on the rezoning and rebuilding of a new condominium apartment building at 2555 Creekside Dr. with reference to :

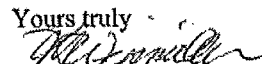
- Zoning and Amendment Application (File No. ZAC-09-055) and
- Official Plan Amendment Application (File No. OPA-09-014).

The rezoning application will cause further restrictions in an already narrow road width at Creekside Dr. The street is presently used by residents who are second car owners, as well as some visitors and service trucks, which provides very little space for similar vehicles of residents of any new building. In addition, the traffic on Creekside Dr. has experienced a very noticeable increase, due to non-resident car drivers using the street to avoid the traffic light at the corner of Hatt and Ogilvie Streets.

The rezoning also removed green space, which is designated in the present plan. The current condominium owners are retired or up in years, and together with their children or grandchildren, do have a need for utilization of a green space which provides for relaxation and recreation. For example, the present AMICA building does provide for green space for their residents.

The Official Plan will result in a considerable increase in the number of individuals residing on Creekside Dr. The four condominiums contain approximately 240 housing units. The proposed plan will create a volume of 389 households, or an increase of 160%. Space in Block 12 (Rexall Drug Store area) is also provided for a future commercial building. These potential increases in people residing or utilizing Creekside Dr. will result in an unacceptable population density for the involved areas

The proposed applications will force feed a building into the present area, which will create unacceptable levels in population density and traffic levels, while eliminating the green space which is needed, and which was to be provided when the present owners purchased their Condominium Units. Surely there is other space in Dundas where the proposed building could be located.

Yours truly

F.G. Weismiller

Cc: Councillor Russ Powers

APP 28 2011

April 21, 2011

Mr. Cam Thomas
Planning and Economic Development Department
City of Hamilton
Planning Division – Development Planning – West Section
71 Main Street West, 5th floor
Hamilton, ON L8R 2K3

Dear Mr. Thomas,

**Re: Zoning Amendment Application File No. ZAC-09-055
Official Plan Amendment Application File No. OPA-09-014**

We are writing to express our opposition to the revised applications for re-zoning and building a 67 unit condominium apartment building in Block 11 at 2555 Creekside Dr. as described in the above File numbers.

This Block 11 area is currently zoned for Public and Recreational use and must not be considered apart from the overall Spencer Creek Village concept. We purchased our condo here with the understanding that there would be green space and a recreational facility built on that land. Now the developer is proposing yet another condo building on a very small piece of land. There is currently no green space within walking distance, and adding another building would ensure that no such space will ever be provided in my neighbourhood. Many current residents in the Creekside Drive buildings are elderly and so having a bit of green space close by would be very beneficial. Our understanding is that this green space was initially promised to the town of Dundas in exchange for allowing the developer to building 9 story buildings (higher than the 6 stories that by-laws allowed) Please do not grant this zoning change.

I am also dismayed by the developer's lack of regard for community opposition to his previous 2009 proposal. They have now turned around and presented a very similar type building without addressing concerns expressed previously. The building height for the new proposal is virtually the same of their original proposal. This area is already over-intensified and adding another building would just add to this problem.

Another concern is that this proposed building will impact on the safety of residents in this area. Creekside drive is already narrower than the recommended width for a city street. With parking allowed on both sides of Creekside Drive and the proposed building coming right out to the sidewalk, it will become more dangerous for cars and pedestrians using the street. Further, there will be 2 additional exit ramps on the proposed building – one of each side of the existing exit ramp across the street for the 4 Creekside buildings. One can only imagine the safety problems this will cause.

Thank you for this opportunity to express our concerns on this matter.

Sincerely,

Maryon Egerton-Jones
Neil Egerton-Jones
Maryon and Neil Egerton-Jones
1000 Creekside Drive
Suite 507
Dundas, ON L9H 7S6

cc: Councillor Russ Powers

APR 28 2011

April 24, 2011

Mr Cam Thomas,
Planning and Economic Development Division,
West Section,
71 Main St, 5th floor
Hamilton, ON
L8R 2K3

Dear Mr Thomas,

We moved from Westdale to Dundas because it has similar small houses and green spaces. We live in a condominium on Creekside Drive which is a high-rise building but has elevators enabling us to get about. These condos have a creek on one side and a green space on the other side, across the road and separating us from the Amica building. But now we understand there is an intention to build another high-rise where there was supposed to be a small park.

If another tall building is put there Creekside Drive would be like a wind tunnel. Even now cars speed through from Hatt street to Ogilvie making it dangerous for pedestrians. Adding more people in this narrow area would be dangerous.

In other words we are opposed to building another condo at 555 Creekside Drive because of:

- loss of green space and a small park or sitting area,
- crowding of people in a narrow space
- hazard of traffic on a narrow street from cars speeding between Hatt street and Ogilvie and exiting from garages on both sides of the street.

Thank you



Ronald Bayne

4500 Creekside Dr
Dundas

Councillor Russ Powers,
City of Hamilton,
71 Main Street West, 2nd floor
Hamilton, ON,
L8R 4Y5

April 20, 2011

APR 28 2011

Mr. Cam Thomas
City of Hamilton
Planning and Economic Development Department
Planning Division - Development Planning - West Section
71 Main Street West, 5th Floor
Hamilton, ON L8R 2K3

Dear Sir:

We wish to protest the revised application to build a 7 storey, 67 unit condominium apartment building in Block 11 at 2555 Creekside Drive in Spencer Creek Village in the town of Dundas, as described in:

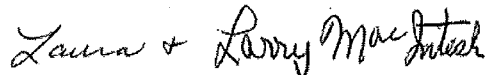
- Official Plan Amendment Application (File No. OPA – 09-014), and
- Zoning Amendment Application (File No. ZAC – 09-055)

Our grievances have not changed one iota from those cited in our original letter, sent to your office on February 1, 2010. Here we cited the foreseeable increased traffic congestion on Creekside Drive (as well as at both its intersections), plus the marring of an otherwise aesthetically pleasing neighbourhood -- our neighbourhood.

By closing in the street with another highrise, the escarpment views many of us payed for when purchasing our homes will be lost. We, ourselves, are second owners of our unit and were not misguided by the false promises that we understand many tenants were (by Alterra) as to what could be expected following purchase. However, one of the most salient issues to many of us, is that big business 'may' be allowed to run roughshod over residents' rights.

Suffice it to say, unhappy owners leave, and eventually the area stands to become just another highrise ghetto ... with all the attendant problems.

Respectfully yours,



Laura and Larry Macintosh
304-2000 Creekside Drive
Dundas, ON
L9L 7S7

cc: Councillor Russ Powers, City of Hamilton



Remitté & Joan Lister

APR 28 2011

Mr. Sam Thomas
City of Hamilton
Planning and Economic Development Dept.
Planning Division - Development Planning W. Section
71 Main St W, 5th Floor
Hamilton, Ont. L8R 2K3

April 21 2011

FILE NO: ZAC-09-055/OPA-09-014
Re - New Proposal for Block 11 2555 Creekside Drive Dundas

This resubmitted proposal does nothing to address my previous written concerns regarding this development.

The builder was allowed to add 3 floors to each of 4 buildings (the equivalent of another 12 storey condominium) on condition Block 11 was a two storey recreational building with two thirds being green space.

Since 1000 Creekside Drive has been occupied the traffic congestion has become worse. The road is narrow (I presume to be pedestrian friendly) but because of lack of parking space cars are parked on both sides of the road and with traffic using Creekside Drive as a short cut between Nath Street and Ogilvie Street at high speed it is dangerous for people to cross. The zoning that is already in place for Blocks 3 & 4 will cause more traffic and congestion.

This area already exceeds the recommended intensification density - this is Dundas not Toronto and we wish to keep the small town atmosphere that was the reason to locate here.

TOWN PLANNERS SHOULD NOT ALLOW THIS ZONING CHANGE

Yours truly
Joan Lister

cc. Councillor Russ Powers.

APR 28 2011

3226 Douglas Street
Burlington, Ontario
L7N 1G7
April 26th, 2011

e-mail:

Mr. Cameron Thomas
City of Hamilton Planning and Economic Development Department
Planning Division – Development Planning – West Section
71 Main Street West, 5th Floor,
Hamilton, Ontario, L8R 2K3

Dear Mr. Cam Thomas;

My name is Barbara Smith, and I am co-owner of unit 203 at 1000 Creekside Drive in Dundas, Ontario. I am writing to tell you that I am most displeased and upset by the proposed application for changes being filed by Alterra concerning Block 11, at 2555 Creekside Drive in Dundas.

I am deeply concerned by the amount of traffic congestion that this will cause on Creekside Drive. The addition of 67 additional drivers, not to mention what Amica will add to the traffic flow, can in no way be considered safe or healthy for the residents already living there. The Drive is already narrow where the 2555 building is proposed, plus the reduced visibility of oncoming traffic because of the closeness to the road of this building will only add more danger to what already seems to be a congested area.

The loss of promised PR1 green space (ie Block 11) to the residents is a crime. I feel betrayed by the promise at the time of sale of a Clubhouse and green space in that area. The City of Hamilton's proposal to attend to the development of green space within the city cannot stop at the border of Dundas. Its policies must extend into surrounding regions or they have no credibility.

I hope that my concerns will be given serious consideration.

Respectfully,



Barbara Smith

APR 28 2011

April 26, 2011
1000 Creekside Drive
Unit 203
Dundas, Ontario

Mr. Cameron Thomas
Planning and Economic Development Dept. City of Hamilton
Planning Division, West Section
71 Main St W, 5th Floor
Hamilton, Ontario

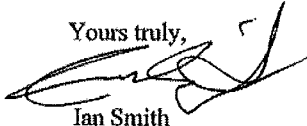
Dear Mr. Thomas;

I live in the above address and it makes me very angry to think that my view of the escarpment, and being able to watch the trains wend their way up the tracks could be removed by the construction of a high rise on the PR1 green space across the street. My comfort zone and peace of mind will be destroyed by the proposed adjustment to the zoning and planning for Block 11 at 2555 Creekside Drive.

I fail to understand how the promised view of the escarpment and the green space on that Block can be so inconsiderately changed without the consultation of the residents of Creekside Drive and Alterra. (and possibly with Amica who also has a vested interest in that block of land from an overview and shading consideration.

I deeply hope this proposed change by Alterra meets with huge disapproval.

Yours truly,

A handwritten signature in black ink, appearing to read 'Ian Smith', written over the typed name.

Ian Smith

APR 28 2011

April 25, 2011

Dear Mr. Thomas,

I wish to oppose the construction of 2555 Creekside Dr. according to the amended plans.

I'm how way does it deal with the complaints I made in my previous letter.

I am upset at the loss of the green space which was promised when I purchased.

With 4 lg. bldgs. already in place, the extra traffic will make it very dangerous for pedestrians.

Sincerely
Florence Wilkett
2000 Creekside Dr #607
Wendota, Ont.

L9H 757

Dear Mr. Thomas,

I wish to oppose the construction of 2555 Creekside Dr. according to the amended plan.

I'm not sure how it deals with the complaints I made in my previous letter.

I am upset at the loss of the green space which was promised when I purchased.

With 4 lg. bldgs. already in place, the extra traffic & will make it very dangerous for pedestrians.

This copy is for my husband, who is no longer to write well.

K. R. Wickatt

Apt 607

Sincerely
Florence Wickatt
2000 Creekside Dr #607
Dundas, Ont.

L9H 757

Mr. Cameron Thomas

April 22 / 11

APR 28 2011

Re - Proposed Alterra Building
2555 Creekside Drive
Nundas, Ont.
Revised Application

I am opposed to the above building because of the following issues

- I Aesthetics - Greenspace preferred to another building
- II Traffic - Increased vehicle traffic and parking on already congested Creekside drive.
- III Disruption - Will become a construction site with dirt, noise, etc. for a minimum of 2 years
- IV View - Will block escarpment views, sunlight, downtown Nundas
- V Negative - No possible advantages to present owners - 1000, 2000, 3000, 4000

Respectfully Submitted

Elaine Miller
2000 Creekside Dr. #806
Nundas, Ont

C.C. Russ Powers

APR 28 2011

Saturday
April 23rd

Dear Mr Thomas

I am a resident at 901, 2000
Creekside Dr & am dismayed & angry at
Altman's revised application for the
2555 Creekside Dr ^{building} - why a decision that
does not reply in anyway to our
concerns - there will still be a just as
high building, just as close to the
road, adding too many cars to an al-
ready crowded street. We were
promised green space - a park. Not
4 am - 3 story over building - shame

Sincerely,

Marian Hansen

APR 28 2011

April 25, 2011
3226 Douglas Street
Burlington, Ontario
L7N 1G7
Tel

Mr. Cam Thomas
City of Hamilton Planning and Economic Development Department
Planning Division – Development Planning – West Section
71 Main Street West, 5th Floor,
Hamilton, Ontario, L8R 2K3

Dear Mr. Thomas:

My name is Gary Smith, and I am the owner of unit 203 at 1000 Creekside Drive in Dundas, Ontario. I am writing to you to let you know that I am disappointed and upset by the proposed application changes being filed by Alterra concerning Block 11, at 2555 Creekside Drive., Dundas.

The Block 11 property originally was promised as Green Space for the residents of 4000 – 1000 Creekside. The proposed building for the site would totally neglect that promise, and contrary to a Green Space, which all areas of the city should have, would replace that with a higher concentration of traffic, and a parking space nightmare on the street in front of those buildings.

The parking issue stems from the conflict guaranteed for the 20 visitor spaces already allotted to 1000 – 4000 for visitors, and the plan for only one parking space per resident of the proposed 2555 building. I wonder why Alterra doesn't solve this problem by digging another level deeper and provide more parking spaces for which it would acquire additional income.

The lack of adequate Green Space that this would deny the relatively aged population already living on Creekside would be a tragedy of inconsideration, and an increased level of danger for those people attempting to simply go for a walk on their street.

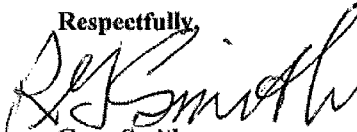
The new building is planned so close to the street, that snow plowing would require the depositing of plowed snow would have to be on the other side of the street, and possibly the removal of parked vehicles to do that. Ultimately this would result in "no snow plowing" on Creekside at all.

I find it unacceptable that what is used to sell units one day is conveniently thrown away by Alterra in its attempt to make itself richer, when at the same time units in 1000 and 4000 are still awaiting completion. A Green Space, like Block 11, is vital to the health and well being of not only the using residents, but of the Community felling of the Creekside Village. The new proposals would kill this.

One last item of annoyance and danger is the non-resident drive through traffic that occurs on Creekside at this very time. Creekside is used as a short cut to avoid traffic congestion between Hat and Governor. There is no speed limit posted, and the drive throughs have no ownership consideration of the Community at all. Another building, the size of planned 2555, would make this all worse.

Thank you for permitting me to vent some of my annoyance. I am looking forward to an eventual and satisfactory solution to these proposed changes.

Respectfully,



Gary Smith

APR 28 2011

Janice Stanhope,
2000 Creekside Dr. Suite 508
Dundas, Ont.,
L9H 7S7
April 23, 2011

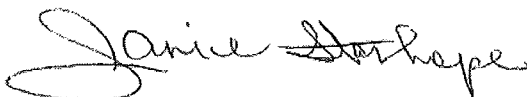
Mr. Cam Thomas
City of Hamilton
Planning and Economic Development Dept.
Planning Division - Development Planning - West Section
71 Main St. West, 5th Floor
Hamilton, Ont. L8R 3K3

Dear Mr. Thomas,

I am writing in regard to the new plans for 2555 and would like the greenspace preserved as promised and currently zoned. As a new resident in the Creekside development, I have found this area to be very busy in terms of both walking and driving. Residents in this area are primarily seniors and they need to be able to walk safely to the downtown area especially since they're strong supporters of the local businesses.

Sincerely,

Janice Stanhope

A handwritten signature in cursive script that reads "Janice Stanhope". The signature is written in black ink and is positioned below the typed name.

cc Councillor Russ Powers

APR 28 2011

City of Hamilton Planning
and Economic Development Dept.
Planning Division - West Section
71 Main St. West 5th Floor
Hamilton, Ont. L8R 2K3

Apr. 26, 2011.

Zoning
Application No: ZAC-09-055
Plan Amendment No: OPA-09-01

RECEIVED APR 27 2011

Dear Mr. Cam Thomas,

I am one of the many people, who are living in Spencer Creek Village, Dundas.

I am very-very sad, hearing the Alterra plan regarding building an other building, taking away the only little place which should be and very much needed to be a green area-park. In the current 4 buildings more hundreds, mainly old people are living.

Many of us have difficulties walking, so we need a close place to be on the fresh air. Dont mention a groing trafic with a plus big building.

Please understand our situation, and make your decision like you would be living in these buildings and being retired age.

Hoping for your understanding,

Yours truly

Marla Reeves
1000, Creekside Drive, Apt. 508.
Dundas

APR 28 2011

Steve Thurley,
508-2000 Creekside Dr.
Dundas, Ont.,
L9H 7S7
April 25, 2011

Mr. Cam Thomas
City of Hamilton
Planning and Economic Development Dept.
Planning Division – Development Planning – West Section
71 Main St. West, 5th Floor
Hamilton, Ont. L8R 3K3

Dear Mr. Thomas,

As a resident of Dundas for over twenty-eight years, I am very dismayed at the prospect of losing the greenspace that Alterra promised in their initial plans and advertising of the Creekside development. The proposal will definitely impact the traffic/noise levels as well as the safety of the residents when they walk to the downtown area. Also, as a family member of a local business, I'm aware of the value of pedestrian traffic in support of local retailers. It is extremely disappointing to contemplate any further erosion to the downtown greenspace.

Sincerely,

A handwritten signature in black ink, appearing to read "S Thurley". The signature is written in a cursive, flowing style.

Steve Thurley

cc Councillor Russ Powers

APR 28 2011

Elizabeth Webster
2000 Creekside Dr., Ste. 307
Dundas, On. L9H 7S7
ph: 905 627-3882
email

Apr. 20, 2011

re: Notices of Complete Application and
Revised Preliminary Circulation
to Amend Former Town of Dundas
Official Plan and Zoning By-Law
for 2555 Creekside Dr.

Official Plan Amendent Application
(File No. OPA-09-014) and
Zoning Amendment Application
(File No. ZAC-09-055)

Att'n: Mr. Cam Thomas,
City of Hamilton
Planning and Economic Development Dept.
Planning Division Development Planning- West Section
71 Main St. West 5th Fl.
Hamilton, On. L8R 2K3

Sir,

Re: your revised application for a multi-story apartment building for Block 11 (2555 Creekside) which is currently zoned for open space and recreation facility.

When I purchased #307-2000 Creekside Dr. in 2009, it was the intent of Alterra that we would indeed have open space and a recreation facility across the road. Had I known that this would not be the case I doubt that I would have bought this condo.

At that time as a Senior I was already concerned about the amount of traffic on Creekside. The prospect of considerably increased amount of traffic and of residents from 322 units to 389 units will undoubtedly reveal

an impasse and possibly accidents and death.

The City of Hamilton's process in this undertaking will include public meetings June 25th or July 5th. After that, the City will focus on Intensification with four plans. These plans will include Urban Corridors- in only two places- one is Dundas. Historic Dundas is particularly interesting since our own Webster family dates back from 1752 and pioneered many aspects of our local history and civic development.

Currently the city of Hamilton has block 11. It is zoned for green space and we want it to remain that way.

I trust now that proper planning for Dundas as a historic community will ensure the cancellation of the Alterra proposal.

Sincerely,



Elizabeth Webster C. M.

cc: Councillor Russ Powers

APR 28 2011

Thomas J. Ronnebeck,
2000 Creekside Dr. Suite 404
Dundas, Ont.,
L9H 7S7
April 23, 2011

Mr. Cam Thomas
City of Hamilton
Planning and Economic Development Dept.
Planning Division – Development Planning – West Section
71 Main St. West, 5th Floor
Hamilton, Ont. L8R 3K3

Dear Mr. Thomas,

The new proposal does not address my initial concerns about high density, overcrowding and so on. What about green space, like the plan that I was shown before purchasing and moving to this location. From day one, the builder and real estate sales people lied to me and I would have never bought here if I had known Alterra's intension. As stated in my previous letter it will be like a mini Manhattan and a traffic nightmare. My hope is that this matter gets resolved soon, because I don't want to live in a construction zone any longer. It has already been seven years.

Your truly,


Thomas Ronnebeck

cc Councillor Russ Powers

APR 28 2011

Diethild Ronnebeck,
2000 Creekside Dr. Suite 404
Dundas, Ont.,
L9H 7S7
April 23, 2011

Mr. Cam Thomas
City of Hamilton
Planning and Economic Development Dept.
Planning Division – Development Planning – West Section
71 Main St. West, 5th Floor
Hamilton, Ont. L8R 3K3

Dear Cam Thomas,

As a resident of 2000 Creekside, I often walk to the Metro store. It has become very unsafe with all the traffic and parking on the road and crossing at Olgivie is an added hazard. When purchasing my new home the convenience of the grocery store and ability to walk was a major selling feature. Now, I am in fear of the extremely dangerous traffic conditions. This location is already overcrowded.

The proposed building is far too close to the road. It is important to realize that the windows and balconies will adversely impact the privacy of all residents.

Another issue is living in a construction zone for so many years. The realization of the promised greenspace will be greatly appreciated.

Sincerely,

Diethild Ronnebeck



cc Councillor Russ Powers

APR 28 2011

Gordon Cameron, #803 2000 Creekside Drive,
Dundas ON, L9H 7S7

Sunday, April 24, 2011

Mr. Cam Thomas
City of Hamilton Planning and Economic Development Dept
Planning Division-Development Planning- West Section
77 James St. North, Suite 400
Hamilton ON L8R 2K3

**Re: AMENDED Official Plan Amendment Application (File No. OPA-09-014)
AMENDED Zoning By-Law Amendment Application (File No. ZAC-09-055)**

Dear Sir

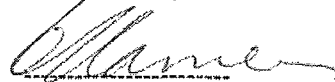
As an original and continuing joint owner of Unit #803, 2000 Creekside Drive, **I still strongly oppose these amended applications, and urge that the property referred to as Block 11 (2555 Creekside Drive) retain its present zoning designation of recreation and green space.**

The developer of Spencer Creek Village emphasized the spacious surroundings, including a 2000m² green outdoor recreational area (1/3 of "block 11") facing the four condo towers. In January (2010), we were shocked and dismayed when we received notice of an application by Alterra (Spencer Creek Village)"to amend the Official Plan and Zoning By-Law for lands at 2555 Creekside Drive, Dundas" ... "to permit the residential use of the subject lands through the development of a 9 storey, 90 unit condominium apartment building." I and many others sent letters of objection.

These revisions to the applications show no significant reduction in the bulk or footprint of the proposed structure, with a height almost as high as the existing four 9 storey condo towers (1000,2000,3000, &4000) and an identical footprint which still totally eliminates the promised 2000m² open green space.

I understand and support the importance of urban densification to help preserve rural green space. The existing four condo towers contribute greatly to Dundas's contribution to that goal. but elimination of this green space upsets the balance between dense habitation and adjacent open green space. It threatens to create a high-rise jungle and destroy the character of the whole development. **We need preservation of that green space as a shady central refuge for all.** With plans for further building along Hatt Street, and with extensive parking extending beyond each building, **this will be virtually the only space with soil deep enough to support large shade trees!**

Yours sincerely,



Gordon S. Cameron

ccs Jim Boyd #504, Councillor Russ Powers

April 23, 2011

Mr. Cam Thomas, City of Hamilton
Planning and Economic Development Dept.

APR 28 2011

Dear Sir: Re: File #OPA-09-014 and #ZAC-09-055

After reviewing the above application in your letter of April 8, 2011, I was extremely disappointed to see that there is very little change in the revised version of the proposed amendment to the above Plan and By-law. On January 29, 2010, my husband Ross and I wrote a letter regarding why we were opposed to a similar application at that time, and we hoped to see an improvement in this matter.

The proposed change is for a seven story building plus two more floors for mechanical, which would be a minimal change in height from the original proposal, and the building would take up just as much of the area of Block 11 as before. This seems to be over-intensification of this whole Spencer Creek development, which is not what the original Master Plan for the Town of Dundas had in mind. There are enough huge buildings on Creekside Drive now, and to have one more would decrease property values, increase loss of privacy as buildings are too close, and increase traffic problems.

And what about the green space? The original Town of Dundas Plan for this area included such a space in return for the four 9 story buildings here now. There is no allowance for a green space in the above proposal. We were led to believe that there would be a green space for all to enjoy when we purchased our condominium here in this area which is called "Spencer Creek Village"!!

Therefore I submit some of the reasons why I am opposed to the revised amendment of the above Plan and By-law.

Yours truly,

Joyce Kelly
603-2000 Creekside Dr.
Dundas, Ont. L9H 7S7

Copy to Councillor
Russ Powers, Dundas

APRIL 23, 2011

MR. CAM THOMAS, CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPT.

APR 28 2011

DEAR SIR: RE: FILE # OPA-09-014 AND # ZAC-09-053

IN A LETTER OF JAN. 29, 2010, FROM MY WIFE JOYCE AND MYSELF, WE COMMENTED ON WHY WE WERE OPPOSED TO THE ORIGINAL PROPOSAL. I MUST SAY THAT AFTER STUDYING THE ABOVE MENTIONED REVISED VERSION OF THE PROPOSED AMENDMENT OF THE PLAN AND BY-LAW, I AM VERY DISTURBED THAT NOT MUCH CHANGE HAS BEEN MADE.

I BELIEVE THAT ONE OF THE MOST IMPORTANT ISSUES IS THE LOSS OF ALL GREEN SPACE IF THIS BUILDING IS ALLOWED. THE BUILDING APPEARS TO TAKE UP MOST OF THE AREA OF BLOCK 11 AND WOULD BE PRACTICALLY RIGHT ON THE STREET. WE DECIDED TO PURCHASE A CONDOMINIUM HERE PARTLY DUE TO THE BELIEF THAT THERE WOULD BE A GREEN SPACE AS SHOWN ON THE ORIGINAL DUNDAS MASTER PLAN. WE ARE CONSTANTLY HEARING ABOUT SAVING THE ENVIRONMENT AND THE GREEN SPACES ETC., YET THE ABOVE REVISED PLAN DOES NOT TAKE THIS INTO CONSIDERATION AT ALL. IT SEEMS THAT THE THINKING HERE IS TO CROWD AS MUCH AS POSSIBLE INTO ONE SMALL AREA REGARDLESS OF THE ENVIRONMENT, TRAFFIC PROBLEMS, AND SO ON.

THIS PROPOSED BUILDING IS MUCH TOO LARGE FOR THE AREA AVAILABLE ON BLOCK 11. IT WOULD BE SEVEN STORIES PLUS IN HEIGHT AND ALMOST FILL THE WHOLE AREA. CREEKSIDE DRIVE HAS A CURVED ROADWAY AND IS TOO NARROW FOR THE AMOUNT OF TRAFFIC ON IT NOW. IF THIS PROPOSED BUILDING IS TO BE SO CLOSE TO THE STREET, IT WOULD BLOCK THE VIEW OF VEHICLE DRIVERS ON THE CURVE, AND BE DANGEROUS TO PEDESTRIANS. THERE HAVE ALREADY BEEN MANY ACCIDENTS AND CLOSE CALLS ON THIS STREET.

THIS REVISED PLAN LEAVES MUCH TO BE DESIRED. I AM DEFINITELY OPPOSED TO THE BUILDING AS PROPOSED IN YOUR LETTER OF APRIL 8, 2011.

PLEASE KEEP ME INFORMED OF ANY FURTHER MEETINGS OR PROPOSALS.

YOURS TRULY,

R. M. Kelly

603-2000 CREEKSIDE DR.
DUNDAS, ONT. L9H 7S7

COPY TO COUNCILLOR

RUSS POWERS, DUNDAS

APR 28 2011

#603 - 1000 Creekside Drive
Dundas, ON L9H 7S6
April 19, 2011

Mr. Cam Thomas, City of Hamilton
Planning and Economic Development Department
Planning Division - Development Planning - West Section
71 Main Street West, 5th Floor
Hamilton, ON L8R 2K3

Dear Mr. Thomas:

Re: 2555 Creekside Drive - Proposed Development - Zoning Amendment Application
(File No. ZAC09-09-055) - Official Plan Amendment Application (File No. OPA-09-014)

My husband and I recently moved from Regina, SK to Dundas for family reasons. We chose Dundas because it has such a lovely small-town atmosphere. The escarpment, the mixture of historic and new buildings, the many creeks and the Driving Park are just a few of the things that drew us to Dundas. My husband and I are both able to go to the Rail Trail or the Driving Park to walk. We do notice, however, that there are many people who live on Creekside Drive that are not able to do so. They walk with their canes and walkers or on the arm of their friend to get in a little exercise near their apartments. It would be nice if they had a park to walk to, to sit down on a bench, to enjoy the great outdoors within easy reach of their home.

A park on Block 11 land site was promised by this builder to the people in the four Creekside Drive condos as a concession to build nine-story buildings instead of six. We bought our condo in this location with the understanding that the park would be developed and we would maintain the beautiful view of the escarpment that we enjoy. The people of Creekside Drive recognize the need for this park. It would allow people to participate in leisurely walks and neighbourly conversations.

The proposed building is at the curve of Creekside Drive and comes right out to the sidewalk which would obstruct the view of drivers, many of whom are using the street as a shortcut to avoid the lights on Hatt Street.

Many concessions have already been given to the builder of this urban reclamation site and to put yet another building on this site would be a concession that would allow him to break yet another promise and destroy the atmosphere and impose overpopulation on this already busy street.

Sincerely,



Audrey Frolic

Copy: Councillor Russ Powers

30 January 2010

City of Hamilton

Mr. Cam Thomas – Senior Planner

Planning Division – West Section

77 James Street South – Suite 400

HAMILTON ON L8R 2K3

RE. OPA APPLICATION #09-014 & REZONING APPLICATION #ZAC 09-055

Gentlemen,

In reference to your letter dated January 15th 2010; I would like to express my views and concerns.

When I purchased my unit in 2003, we enquired about the vacant lot across the road from 3000 Creekside. It was indicated by the salesperson that the land would be used to build a 2 storey sports centre and a green space (park) extending towards Hatt Street, for all the residents to enjoy. It sounded very good! But partially fell to the wayside when the Amica Retirement Home was built. Obviously, Alterra gave us misleading information.

Now to build a 9 storey, 90 unit condominium, in this already dense area, would increase more traffic, more pedestrians, parking problems, safety and environmental problems.

I chose to live in Dundas because of the location (everything was with inwalking distance) and its natural beauty. I am a senior who enjoys nature and moved from Toronto to enjoy a smaller town and more open space.

Next

More green space would not only be good for the environment, but also greatly enhance this area and maintain our home values. Creating a concrete jungle does not help!

Let us keep Dundas unique, with its small Town charm.

Thank you for your consideration,


Ms. Dalia Skreitulis

607 – 3000 Creekside Drive

DUNDAS ON L9H 7S8

cc: Russ Powers / Alexandra Rawlings

#603 - 2000 Creekside Drive
Dundas, ON L9H 7S6
April 21, 2011

APR 28 2011

Mr. Cam Thomas, City of Hamilton
Planning and Economic Development Department
Planning Division - Development Planning - West Section
71 Main Street West, 5th Floor
Hamilton, ON L8R 2K3

Dear Mr. Thomas:

Re: 2555 Creekside Drive - Proposed Development - Zoning Amendment Application
(File No. ZAC09-09-055) - Official Plan Amendment Application (File No. OPA-09-014)

I chose to move from Saskatchewan to Dundas for family reasons. I chose Dundas because it has such a lovely old small-town atmosphere. The escarpment embraces a town of historic and unique architecture dating back to the 1840's with such buildings as the Old Post Office and Old City Hall silhouetted against mature trees and a busy main street. To overbuild any section of the town and over-intensify the population density would not do justice to the historic symmetry of the town.

The designated park on block 11 land site would be more consistent with the relaxed atmosphere of the senior's retirement home and the existing condos allowing users to participate in leisurely walks and neighbourly conversations. Many concessions have already been given to the builder in this urban reclamation of an old factory site and to put yet another building on this site would destroy both the town's atmosphere and impose overpopulation and an increase in traffic on what was to be a quiet retirement and urban dwelling setting.

The things I feel that are over-bearing on the community are as follows:

1. Buildings that are too tall and compromise the lower valley of Dundas
2. A road that already has an irregular width of 17.5 meters compared to the city requirement of 20 meters for such a large development
3. There is already inadequate street parking due to heavy use by Amica's employees and downtown workers. Add to that the proposal to have only one parking place provided by the project plan for each condo apartment will result in further congestion
4. Overcrowding of the planned area which exceeds the recommended population density by three times the norm
5. A wind-tunnel effect due to the canyon-like height of the buildings which we are already experiencing
6. Traffic congestion on streets adjacent to the project due to inadequate street and bridge widths, namely Hatt Street, Oglvie Street and Governors Road
7. Lack of community walking and conservation areas for seniors who are only capable of a leisurely stroll in their area
8. The builder has historically applied for and received many concessions that threaten the purpose and intent of the historical architecture of Dundas.

Sincerely,



Walter Frolic

Copy: Councillor Russ Powers

Mrs. Lore Jacobs
704-3000 Creekside Drive
Dundas L9H7S8

Mr. Cameron Thomas
City of Hamilton
Planning and Economic Development
Cameron.Thomas@hamilton.ca

April 28, 2011

Dear Mr. Thomas,

I have lived on the 7th floor of Creekside Drive for over 5 years and have greatly enjoyed it, glad that I have a wonderful community in which to live, despite putting up with the years of construction. I am very concerned now about the proposal for building a multi-storey 67 unit condominium apartment in Block 11 at 2555 Creekside Drive in Dundas.

When I purchased my unit five and a half years ago, I was told that there would be recreational space across from the four buildings which are currently in place.

My bedroom window faces East towards Creekside Drive and gets beautiful sunlight in the summer. Otherwise, the remainder of my apartment faces North East, and if 2555 Creekside is built, the light will be blocked most of the day, even during the summer. The height of the building at 2555 would destroy the light in every unit facing east, and it would be impossible to grow nice house plants near the window for each person facing the front in both 3000 and 2000 Creekside. For senior citizens like me, who took the proceeds from selling their lifelong homes to purchase a unit here with different expectations, it would be very sad and disappointing.

As a senior citizen who walks with a walker, I am very concerned about the wind tunnel effect, especially in the winter, with two tall buildings, and no trees to block the wind.

Finally, I am also very worried about the number of cars which would be travelling down Creekside Drive in and out of all the parking lots, and the possibility of an accident.

Most of all, I have been a resident of West Hamilton for over 50 years, and always considered Dundas a lovely place with many natural attractions. That is one reason that I moved here. It would be a truly great addition to have a park or green space or a community centre close by for the many residents who are spending the best of their end-of-life years here, enjoying daily walks and the company of others.

I hope that you will heed the desires of all who live here, because one day all of you and your parents will also want to enjoy the kind of place that Dundas has become.

Please don't fill the space across the street with a large building. Quantity does not equal quality.

Sincerely,

Lore Jacobs

CC: Councillor Russ Powers
rpowers@hamilton.ca
avanderb@hamilton.ca

Thomas, Cameron

From: Navabi, Marc
Sent: Thursday, April 28, 2011 2:40 PM
To: Thomas, Cameron
Cc: Powers, Russ; maxinavab@yahoo.com
Subject: Opposition to OPA-09-014 and ZAC-09-055

Hi Cam,

You may recall I wrote you a letter last year to oppose Alterra's building plan for Block 11, Creekside Dr. in Dundas.

I looked at the revised applications public notice dated April 8. It seems that the numbers have changed marginally, but they have NOT changed materially and the intent remains unchanged. I looked back over the letter I sent to you last year, and the content is still relevant, so I re-attach it here for your reference.

To briefly summarize my position, the current zoning application contradicts previously amended by-laws as described in ZAC-04-93. The official plan amendment application fails to respect the decisions handed down by OPA-04-22 which called for preservation of green space and numerical limits on urbanization. By resubmitting this application, Alterra is seeking to breach these limits, and Alterra continues to expose itself as willing to renege on business promises it made to buyers of units at 1000-4000 Creekside Drive. Further, the application continues to fail the long list of reasonability tests, including view, exposure to sunlight, urban density, safety due to both traffic and messy construction practices, congestion on Creekside Dr., and reduced green space.

That Alterra has tweaked and resubmitted this application is telling. It demonstrates Alterra themselves recognize the myriad contraventions they are trying to get passed. The tactic Alterra is employing is to make a token reduction in the size of the proposed development, with likely a corresponding token impact to their overall profit projections. However there is no appreciable reduction in negative impact to residents and green space and no reduction in contraventions to the existing by-laws and official plans. This tactic is also intended to wear down the opposition. I almost didn't write this letter because I have already voiced my opposition and there is no material change in the current proposal.

As with last year's application, the only fair and consistent position to take and the only way to protect the vision articulated in the official plan is to again reject this application.

Thanks and regards,

Marc Navabi
Owner Unit 702, 3000 Creekside Drive

Thomas, Cameron

From: annemarie drieman |
Sent: Thursday, April 28, 2011 10:27 AM
To: Thomas, Cameron; Powers, Russ; VanderBeek, Arlene
Subject: Re: File No.OPA-09-014, File No.ZAC-09-055

Dear Mr. Thomas,

When we bought our condo unit on 2000 Creekside Drive, Dundas, in 2002, we were told, that 4 identical buildings would be built in a half circle, across from which there would be an open space/park with a low 2 storey clubhouse. This was a very important issue for us to make the decision to come and live here; there is no other green space to enjoy in the immediate vicinity .

Therefore I strongly object against the building of a 7 storey condominium on this particular piece of land, it is contrary to the promises and the original plan, and should not be tolerated.

Yours truly,

Mrs. Annemarie Drieman
805-2000 Creekside Drive
Dundas, On.
L9H 7S7

Thomas, Cameron

From: Batia Phillips ,
Sent: Thursday, April 28, 2011 12:06 PM
To: Thomas, Cameron
Subject: Change of zoning

Dear Mr. Thomas

Strongly object to change of zoning to the proposed building north of me, it obscured my view I was promised upon purchasing my penthouse that this area will be a green space with a clubhouse, I feel that my infrastructure is overloaded and makes my life more difficult.

I hope you will reconsider this proposal

Batia Phillips
77 Governors Rd.
Dundas. Ont

P.S I hope my signature remains confidential

Laura Mestelman

1000 CREEKSIDE DRIVE, APT. 306, DUNDAS, ONTARIO, CANADA L9H 7S6

APRIL 22, 2011

Mr. Cam Thomas
City of Hamilton Planning and Economic Development Department
Planning Division - Development Planning - West Section
71 Main Street West, 5th Floor
Hamilton, Ontario L8R 2K3

Sent by FAX to: 905-540-6142
Also sent by email to: Cameron.Thomas@hamilton.ca

Dear Mr. Thomas,

RE: - Zoning Amendment Application (File No. ZAC-09-055)
- Official Plan Amendment Application (File No. OPA-09-014)

As per the request for community comment on the above noted rezoning & building applications made by Alterra last month, I am writing to express my very strong opposition. While I live in building 1000 with windows facing Spencer Creek, and thus would not have my view changed by this potential construction, there are a number of issues I wish to place on the record.

First of all, current Block 11 zoning (PR1, public green space) has been a significant part of the overall Spencer Creek Village plan since its inception in the late-1990s. Promotional visual presentations and statements to the Dundas Town Council (reported in local newspapers) maintained for many years that this plot of land would be kept green space (perhaps with a 2-story recreation building). This assurance was repeatedly given to a very broad range of interested parties starting at the initial pre-sales event at a restaurant near Main Street and Governor's Road that both my husband and I attended.

I know owners in 77 Governor's Road (the first of the Spencer Creek Village buildings to be constructed) who are quite certain that they were told of this green space plan, as well as a recreation building (with a pool) that it would be part of their Spencer Creek community amenities. Certainly visual promotional materials persistently depicted four lovely Creekside Drive buildings across from green space; these were under the advertising banner "A Rare Opportunity In A Beautiful Setting". In human discourse, non-verbal information (such as pictures, dioramas) accounts for 90% of what is communicated and learned; so what are we supposed to think?

This proposal not only negates all that was promised to hundreds of owners (and municipal officials), but further destroys any perception of this small corner of Dundas, this "last home" for many seniors, this "Village" neighborhood, being a "Beautiful Setting".

Green space is important for us all in terms of having a healthy, natural community gathering space in which we can pleasantly connect with each other. For the very senior residents of Amica, it is absolutely imperative; there ARE no other nearby green spaces for them to easily access.

Additionally, it is my understanding that the extension of Amica was approved in 2008 with the clear understanding (of all parties) that Block 11 would remain open green space. In

April 26, 2010

Mr. Cam Thomas
City of Hamilton Planning and Economic Development Department
Planning Division-Development Planning -West Section
71 Main Street West, 5th Floor Hamilton, Ontario L8R2K3

Zoning Amendment Application File No ZAC-09-055 Block 11 2555 Creekside Drive
Official Plan Amendment Application File No OPA-09-014

I am not at all happy with this application from Alterra to build another Condo Building at 2555 Creekside Drive. This land [BLOCK 11] is currently zoned PR1 and initially promised green space by the developer. And should be left that way.

I will outline my reasons for taking this stand.

Amica already has approval to construct new buildings along Hatt Street of which one is an apartment building. Where are they going to park with all these new units, there needs to be designated parking on their property, Not on a roadway, for all employees and visitors.

Amica currently has about 50 employees with 12 parking spaces designated to them on the property. The balance of them, that drive, park on the road.
The average age at Amica is likely 75 to 80 years old or possibly more.

Now we get to Allterra Application to build on Block 11. Which is completely unacceptable for the following reasons.

The unit will be built right on the turn of the road in front of 2000 and 3000 Creekside Drive.

The building as shown on the drawings is right up to the side walk which could cause visual problems for drivers.

The ramp from their garage will be almost right across from the ramp servicing 1 2 3 and 4000 Creekside. The road allowance is about 17 meters [by approved variance] and should be more like 20 meters which is standard for most new roads in Residential areas.

They are asking to build a 7 story unit [29.8 meters] which is more like 9 stories.

There will be one parking space under ground for each unit, where will people with two cars park.

In my opinion this will be a very dangerous situation. From a pedestrian stand point, as previously stated, parking currently is terrible due the employees of Amica parking on the road along with their visitors on a roadway which is already too narrow.. There is currently about 250 units in 1-2-3 and 4000 Creekside Drive which could mean somewhere 450 to 500 people with an average age of 65 to 70 years old. The recommended density is some around 1.8 per certain area and I am sure with all this new construction it will be much higher, possibly 3 to 3.5 density

This area will have somewhere around 700 seniors some on canes some on walkers and those who just plain walk slow. I have already addressed the parking and the danger aspect, however where is the green space for the seniors to walk to just to visit with other people.

With all these new building there will be a lack of sunshine and wind tunnels created by all this new construction.

I trust the Alterra proposal will be turned down we need SAFETY and GREENSPACE for our seniors already living here.

Jerry and Pat Fines 604-1000 Creekside Drive, Dundas, Ont L9H7S6

other words, like the parking issue (see below), this property use has already been "assigned" and agreed to by the City and developer. If these applications are approved, Creekside Drive will lose virtually all of its "Village" charm and become a Toronto-style concrete canyon, something many of us moved to Dundas (and, specifically, Spencer Creek Village) to avoid.

Putting aside the intense disappointment at this breach of their word, of being baldly misled, there are major issues with this specific proposed building plan. The most significant problems are in terms of safety and over-crowding.

As I'm sure the Planning Department is aware, the planned dimensions for the Creekside Drive roadway were not met during initial development construction. The reduced width was approved, but it is - in fact - non-conforming, somewhat narrower than standard. Combined with this, the city has approved street parking for both sides of Creekside Drive. This latter variance was allowed to accommodate this developer's failure to provide the required number of visitor parking spaces for each of the four current 62-unit condominium buildings. Thus, quite a number of the available on-street parking spaces along Creekside Drive are already designated (assigned) as visitor parking for buildings 1000-4000.

Amica (also developed by one of the two parties involved in the overall Spencer Creek Village development plan) also was completed with limited on-site parking spaces, only sufficient for management and a few visitors. We live directly across from Amica and are well aware that basically no spaces were created to allow Amica staff to park on-site. Rather, they (in addition to many Amica visitors and some hired help) routinely end up parking on the street.

Street parking will become even more dear when the already-approved Rexall and Amica extensions are eventually constructed at the corner of Creekside Drive and Hatt Street. Currently the blacktop parking area for the Rexall building is almost always quite full; at the very least, half of that lot will be eliminated when the second retail building is constructed.

For safety of all, parking across from the single underground parking ramp for buildings 1000-4000 must be ruled out. The same applies to parking across from the entry driveway being proposed for 2555 (if this building is approved). These, of course, further diminish possible street parking. Considering the length of Creekside Drive, the high-rise and retail configuration, is there a planning limit on the number of driveways that cars/trucks can enter onto/exit off of a street such as ours?

And yet, this proposed 2555 building with 67 units has plans for only 68 underground parking spaces. I suggest that it is not realistic to expect purchasers of these (now graciously enlarged) units to all own only one vehicle. Even just having a further entry/exit driveway along Creekside, especially with the building sited with so little set-back from the road, poses an increased safety concern. This whole arrangement is untenable and displays very poor planning.

Quite separate from the above, Creekside Drive unfortunately has become a thoroughfare for commuters and Metro (grocery) shoppers who wish to avoid the stoplight at the corner of Hatt and Ogilvie. Quite regularly cars and vans charge down our street, which has a bend making it difficult to see vehicles coming from down the other end of the road. Any building, but particularly a high-rise building sited so near the curb and extending around the bend further than the width of buildings 2000 and 3000, will crucially impede driver's ability to view oncoming traffic.

Beyond drivers, the bulk of the owners/residents along Creekside Drive (not just in Amica) are senior citizens, an ever-increasing number with motor and/or visual restrictions. Many who now live here already are expressing concerns about crossing their heavily-parked and busy street. Another major building will only add to the road congestion and concerns.

Further, just beyond Creekside we have what has been labeled the most congested hazardous corner in all of Dundas, that of Ogilvie and Governor's Road. Repeated vehicle and pedestrian studies, as well as community meetings, have identified this corner as seriously problematic, quite inadequate for the extent of traffic utilizing this intersection. How is it appropriate to approve further high-rise development here when there is no immediate plan to ameliorate this long-standing nearby significant traffic situation?

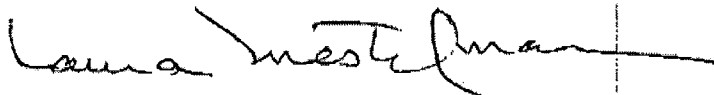
It is my understanding that the official Hamilton plan emphasizes population intensification located so as to "minimize impacts on existing neighborhoods". I strongly submit, however, that constructing another high-rise building on Creekside would seriously impact this neighborhood. Including the already-approved extension of Amica, the population density in this block alone is already quite close to the maximum allowed for the given land-space. Adding another 67 units (or even 20-35 units) would result in over-intensification (over-population, over-crowding) according to Hamilton documents.

Lastly, this proposal is virtually unchanged from Alterra's early 2010 proposal, a proposal that was strongly rejected in writing by well over 200 members of this community. The footprint is unchanged (twice as wide as the current creek-side buildings). The green space remains fully eliminated. This plan claims a 7-story building but, when one includes the height of the units plus the 2 stories above the residential floors, it is virtually the same height as the current four 9-story buildings. The plan for this building is extremely close to the sidewalk and street, not in keeping architecturally with the existing structures (it looks more like a streetscape for mixed retail-residential use). Not only would this building be terribly close to other buildings (raising potential issues of diminished privacy and so much of Amica would be in continual shadow, including their precious in-building greenhouse area), but the addition of a building this size and location would create a significant wind tunnel effect along the street. A concrete canyon!

I respectfully submit that this proposal does nothing to enhance the quality of this community neighborhood. Rather, multiple aspects of this plan would diminish the quality of this community. I urge the Planning Department to reject these applications and retain the current PRL zoning designation for Block 11 of Creekside Drive.

Please include my name on your list of individuals scheduled to receive a copy of your report as well as further information regarding public hearings on these applications.

Sincerely,



Laura Mestelman

CC: Councillor Russ Powers

STUART MESTELMAN

306-1000 Creekside Drive, Dundas, Ontario, Canada L9H 7S6

22 April 2011

Mr. Cameron Thomas
City of Hamilton Planning and Economic Development Department
Planning Division – Development Planning – West Section
71 Main Street West, 5th Floor
Hamilton, Ontario L8R 2K3

Re: Files Number ZAC-09-055 and OPA-09-014

Sent by FAX to 905-540-6142
Sent by e-mail to Cameron.Thomas@hamilton.ca

Dear Mr. Thomas:

I have been a resident of Spencer Creek Village since mid-December 2009. I own the unit in which I reside in 1000 Creekside Drive.

I signed an agreement of purchase and sale for my unit in November 2007. At that time I was aware that the property in Block 11, which is now 2555 Creekside Drive, was zoned as “parks and recreation” and the official plan indicated that a two-story recreation centre and green space was planned for that site. I was also aware of the Spencer Creek Village developers’ intention to try to have the site rezoned. This was not surprising, but it seemed to be duplicitous, because it was Richard Liebtog, one of the principals of the Spencer Creek Village development team, who had proposed the exiting zoning designation for 2555 Creekside Drive. I thought I would wait and see how the development of Spencer Creek Village proceeded.

In February 2010 I attended a meeting at the Dundas Town Hall at which the Spencer Creek Village developers presented their vision of what they wanted to build at 2555 Creekside Drive. Their vision consisted of changing the Official Plan and rezoning 2555 Creekside Drive to accommodate a 9-story 90-unit condominium building. Opposition to this appears to have resulted in the current proposal – the construction of a 7-story 67-unit condominium building with the same footprint as the 9-story building.

The currently proposed building will not be set back very far from the proposed sidewalk. The sidewalk will not be set back very far from the curb. The currently proposed building (including the mechanical buildings on its roof) will be almost as tall as the four existing Creekside Drive condominiums.

I understand that Creekside Drive is currently about two metres narrower than the width of

streets that are recommended by the City of Hamilton for developments such as Spencer Creek Village. This deviation from the preferred width was approved as a variance by the City of Hamilton during the construction of the four existing condominiums.

If the new building is constructed, the narrow street and the tall buildings on each side of Creekside Drive (particularly within the space between 2000 Creekside Drive and 3000 Creekside Drive and 2555 Creekside Drive) will create a wind tunnel effect that will make walking along Creekside Drive difficult at times. Even now, even a modest wind can make you feel as if you are walking inside a wind tunnel as you walk along Creekside Drive. This effect will be intensified with the construction of a 7-story building at 2555 Creekside Drive and will make walking outside difficult, likely dangerous, for the many elderly people who live in Amica and the condominium buildings along Creekside Drive.

If requested amendments are approved, the new 7-story building at 2555 Creekside Drive will increase the planned population density by nearly 17 percent. The current number of "planned residents" will rise from 730.6 to 851.2. This makes Spencer Creek Village very densely populated and will likely destroy any opportunity for the residents of the Spencer Creek Village to develop a sense of living in a "village".

The development of 2555 Creekside Drive as park and recreation space provides an excellent opportunity for the eventual 730 residents on both sides of Creekside Drive to meet and interact. The creation of a village commons at 2555 Creekside Drive would provide a buffer between two intensively populated sets of buildings and provide a focal point for people to gather. For elderly people in the surrounding buildings, it will provide a space in which they can entertain young grandchildren (who quickly develop "cabin fever") when they come to visit.

With the increased population density comes an increase in automobile traffic. Creekside Drive is already a heavily trafficked street. Cars driving along Hatt and Ogilvie Streets frequently drive along Creekside Drive to avoid the traffic signal at Ogilvie and Hatt Streets. A new 67-unit building will add more cars to the mix. There are currently five driveways entering to properties or exiting from properties along Creekside Drive. There is one planned driveway from Creekside Drive into the future Amica retirement condominiums. The proposed 7-story building will add two new driveways to this six existing and planned driveways. These new driveways will increase traffic flow and increase the possibility of accidents along Creekside Drive.

The relatively narrow street has a bend across from the entrance into the parking garage ramp to the existing condominiums. The construction of a 7-story building set very close to the sidewalk will restrict the vision of motorists approaching the bend in Creekside Drive. With the parking identified on the street in front of the proposed building, the bend becomes a particularly dangerous part of the street.

Parking has been a contentious issue for the residents of Creekside Drive. The four condominium buildings should have had at least 15 visitor parking spaces for each building. I believe the actual visitor parking spaces are 11, 10, 10 and 9 for the buildings 1000, 2000, 3000 and 4000 Creekside Drive. Instead of 60 visitor parking spaces, there are 40 spaces. The deficiency of visitor parking spaces was accommodated by the City of Hamilton by permitting

the developer to count 20 street-side parking spaces as part of the 60 required visitor parking spaces for the four condominium buildings.

Amica appears to be under-provided with parking for visitors and employees. Amica's employees have parked in the undeveloped lot at the corner of Hatt and Creekside, next to the Rexall pharmacy, as well as on the street and in space in front of the Alterra trailer across from the entrance to the garage ramp between 2000 and 3000 Creekside Drive. A sign has recently appeared on the Rexall lot announcing that the lot is available only for people visiting the businesses in the Rexall building. This action will increase competition for parking spaces on Creekside Drive. Amica visitors frequently park in the visitor parking spaces of 1000 Creekside Drive and 2000 Creekside Drive and walk across to Amica for their visits.

The proposed building at 2555 Creekside Drive will have 67 units. It will have 68 underground parking spaces for residents and 17 above ground spaces for visitors. 1000 Creekside Drive has 62 units and 74 underground parking spaces for residents. Five of these 62 units have not yet been sold by the developer. The current 57 non-developer owners include 12 owners who purchased a second underground parking space. If this is not an unusual proportion of condominium owners with two cars, we might reasonably expect that at least 13 of the purchasers in the new building will want to park a second car. 12 of these will have to be on the street. These people will be competing for street parking with Amica visitors, Amica employees and visitors to the existing Creekside condominiums who currently have no way of earmarking any of the 20 street-side spaces as their visitor parking. In addition, the unmetered street parking on Creekside Drive offers a cheap alternative to metered parking for people who are visiting the shops along King Street in Dundas.

In addition to congesting Creekside Drive, the increased density from the proposed building will also contribute to the road traffic off of Creekside Drive. The intersection at Governor's Road and Ogilvie Street is currently inadequate for the current traffic. The intersection is dangerous for automobiles and pedestrians trying to cross at that intersection. This intersection has to be crossed by people coming from north of the intersection to reach the bus stop on Ogilvie just south of Governor's Road. If the Ontario Municipal Board approves the development proposed by St. Joseph Corporation, that intersection will become even more dangerous. Increasing the population density on Creekside Drive will further add to the congestion.

It is difficult to cross Hatt Street and Ogilvie Street at Creekside Drive. Although there is a traffic light at Hatt and Ogilvie, and there will soon be pedestrian-activated traffic lights at Creekside and Hatt and Creekside and Ogilvie, the increased automobile traffic will increase the current difficulty faced by many pedestrians and drivers trying to exit from Creekside Drive.

One of my major concerns regarding the rezoning and official plan amendments associated with the proposed development of 2555 Creekside Drive is related to the intensification of the population in the community identified as Spencer Creek Village. There are currently parking problems, traffic problems and wind problems that affect driving and walking along Creekside Drive and crossing Ogilvie and Hatt Streets at Creekside Drive. Increasing the population density by 17 percent will only exacerbate the existing problems.

A second major concern is with regard to the loss of the opportunity to create an urban community within Dundas at Spencer Creek Village. The loss of green space at the centre of the area bounded by medium-rise condominiums and a medium-rise retirement residence and condominium will eliminate the opportunity provided by a "village commons" to attract residents to interact with one another. I expect that the inclusion of a fifth medium-rise condominium at 2555 Creekside Drive will result in a densely populated block of residences of people who will rarely see people other than those in their own residences. In contrast, the development of communities within the City comprised of people who interact with one another will likely result in communities who participate in promoting the greater community within which they live. This can only benefit the residents and the City of Hamilton.

I am hopeful that the Planning and Economic Development Department will recognize the value of nurturing the growth of the Spencer Creek Village as a community of residents and not as a warehouse of residents. I am hopeful that the Planning and Economic Development Department and the City of Hamilton will not support the changes to the current zoning and official plan that were carefully developed during the past decade.

I would appreciate receiving a copy of the staff report that is produced prior to the public meeting that will be held by the Economic Development and Planning Committee of the Hamilton City Council.

Sincerely,



Stuart Mestelman

pc: Russ Powers, City of Hamilton, 71 Main Street West, 2nd Floor, Hamilton, L8R 4Y5

To: Cameron Thomas

From: Jacqueline Hurren
406-1000 Creekside Drive
Dundas, Ontario L9H 7S6

Re: ZAC-09-055 and OPA-09-014

Sent to 905-540-6142

Sent From

3 pages including this cover page

April 27, 2011

Mr. Cameron Thomas
City of Hamilton Planning & Econ. Development Dept
Planning Division - Development Planning - West
71 Main Street West, 5th Floor
Hamilton, Ontario L8R 2K3

RE File # ZAC-09-055
File # OPA-09-04

Dear Mr. Cameron Thomas,

This letter is being hand written by a neighbor since my hands no longer function very well. However, the words are mine. This is a letter of opposition to the above file #'s now before your Planning Group.

When we bought this condo we were promised recreation building and green space to be in Block 11. This was one of the major reasons for our purchase. We don't require another high-rise building for reasons of traffic, congestion & parking.

The decline in quality of community setting would severely alter the long-advertised "Spencer

creek "Village" setting, the well
designed plan we all bought into.

The wind now already picks
up my walker. With this new
building the wind would ~~be~~ make
life even more difficult.

Please do not allow the
zoning to change.

Sincerely,

JACQUELINE HARREN ^{Jacqueline Harron}
1000 Creekside Drive #406
~~1000~~ Dundas, Ontario

Hand writer - Laura

MESTELMAN
1000 Creekside Drive #306
Dundas, Ontario

cc: Russ Powers

4000 Creekside Drive # 607

Dundas, On L9H 7S9

April 27, 2011

Mr. Cameron Thomas

Planning Division, Hamilton

Dear Mr. Thomas,

I am opposed to the zoning amendment application (File No.ZAC -09-055) and the official plan ammendment application (FileNo. OPA-09-014 0)

It should be an illegal act to change agreements that were made by the builders with the city of Dundas in order that they could add an extra two storeys to the height of

their four condo buildings. The builders agreeded to grant green space and an excercise/common building in the space at Block 11 at 2555 Creekside Drive, and were

then given the permits to build.

Please note my strong opposition to this plan. Thank you,

Mary Lou Potter

Thomas, Cameron

From:
Sent: Wednesday, April 27, 2011 5:06 PM
To: Thomas, Cameron
Cc: Powers, Russ; VanderBeek, Arlene
Subject: 2555 Creekside Drive, Dundas

I am writing with regard to the revised application for permission to build and seven storey, 67 unit condominium at the above address. My concerns are as follows:

- 1) Traffic and parking. At the present time one must be extremely cautious when exiting the garage ramp located between 3000 and 4000 Creekside Drive. There are many drivers who use Creekside as a short cut between Hatt and Ogilvie. There are also many car owners who park their cars on Creekside rather than pay for parking in the lots or on the street. It is often difficult to see what traffic is coming from Hatt street due to the number of parked cars on Creekside and the curve of the roadway.

Our building at 4000 Creekside was denied its full complement of visitor parking spaces with the explanation that visitor parking would be available on the roadway. Currently, it is a continuing problem for visitors to our building to obtain a parking space. With the addition of a 67 unit building, the parking problems will increase exponentially.

I also have concerns about traffic at the corner of Ogilvie and Creekside. It can often be dangerous when entering Creekside from Ogilvie due to the number of parked cars on each side of the street near the corner. If a vehicle is trying to exit Creekside at the same time another is attempting to enter and there are a number of parked vehicles on either side there is greater possibility of an accident.

- 2) Creekside Drive already acts as a wind tunnel. With another large building the problem will become worse. Seniors walking along Creekside to the grocery store are already being battered.
- 3) The footprint of the new building does not appear to leave any room for green space. We are not New York City or downtown Toronto. Green areas are important to the people of Dundas. Section 37 promised green space. What is the trade off for a seven storey building?

There are many reasons why a building of this size should not be located at 2555 Creekside Drive. Those listed above are only three but to me, the most important.

Sincerely,
Bonnie Szaz
4000 Creekside Dr. Unit 101

April 26, 2011

Mr. Cam Thomas
City of Hamilton
Planning and Economic Development Department
Planning Division-Development Planning-West Section
71 Main Street West 5th Floor
Hamilton, Ontario L8R 2K3

RE: Revised Application to build a 7 story, 67 unit condominium apartment building in Block 11 at 2555 Creekside Drive in Dundas as described in:

Official Plan Amendment Application (File OPA- 09-014), and
Zoning Amendment Application (File No.ZAC-09-055)

The above revision to the original application does nothing to alleviate my concerns regarding the building of a condominium on land zoned for park and recreation. I stated those concerns in my letter of January 29, 2010 (a copy of which is enclosed)

I have reviewed an artist's conception of this building as supplied by Alterra and feel even stronger in my opposition to this project; it appears to sit at sidewalk level, with a 2 storey first floor. The entrance to the parking garage is kitty corner to the garage entrance for the four buildings on the south side of Creekside which has the potential to cause traffic confusion. Creekside is a narrow road and at certain times has cars parked on both sides. It of course continues to block the view of the escarpment and the town. It is my understanding that additions to Amica and the Rexall drug store building have already been approved. If this application is approved the area can be called the Creekside Concrete Jungle not Creekside Village.

My main concern is the loss of potential green space. We need and were promised a little oasis, someplace to perhaps stroll or sit on a bench, something for the soul.

In closing I ask that you consider the above points. I wish to retain delegations status and request copies of any new submissions or rulings.

Elizabeth Ainsworth
801-2000 Creekside Drive
Dundas On L9H 7S7

Email:

Cc:Russ Powers, Alexandra Rawlings

January 29, 2010

Cam Thomas, City of Hamilton
Planning and Economic Development Department
Planning Division-Development Planning- west Section
77 James Street North, Suite 400, Hamilton ON L8R 2K3

Re: Official Plan Amendment Application (File No. OPA-09-014) and
Zoning By-law Amendment Application (File No. ZAC-09-055)

I strongly object to the proposal made by Alterra Developments to change the zoning on the land in Spencer Creek area designated as Block 11. Alterra Proposes to build on Block 11 a nine story residential condo with 90 suites. This land is zoned as green space should remain as such .

- A residential building on this land is unacceptable for various reasons, if the building is approved Creekside Drive will have one of the highest population densities in Hamilton and the highest concentration of seniors in the city of Hamilton.
- It will block the view of the escarpment for those in units 1,2 & 3 on all floors in both 2000 and 3000 Creekside.
- There will be 90 apartments which could add an estimated 120 to 160 people plus 90 cars which will increase traffic congestion. This is already a problem. Local drivers are increasingly using Creekside to avoid the traffic light at Hatt and Ogilvie. Ogilvie street is very difficult to cross at the best of times, but from about 3.00pm to 6.00 pm it is worth your life particularly for those residents who use walkers.
- There will only be approximately 86 feet between the buildings on either side Of the street creating a wind tunnel effect.

We were not informed at the time of purchase of the possibility of a 9 story Building being erected on that piece of land. The brochure cover showed grass and trees. I realize that this was only an artist rendering, but we believed it because the land was zoned as green space.

In closing I ask that you consider the above points. Additional comments will follow. I request delegation status and request copies of any new submissions or rulings.

Elizabeth Ainsworth
801-2000 Creekside Drive
Dundas On L9H 7S7

cc: Russ Powers

PH Email

04/26/11

Mr Cam Thomas
City of Hamilton Planning and Economic Development Department
Planning Division-Development Planning-West Section
71 Main Street West, 5th Floor
Hamilton, Ontario
Cameron.Thomas@hamilton.ca

Sir:

With regard to Zoning Amendment Application (File No. ZAC-09-055) and
Official Plan Amendment Application (File No. OPA-09-014)

As a resident in 1000 Creekside Dr I wish to object to both these applications.

Apart from the many other objections I'm sure you have received, I wish to add my objection to the loss of the only bit of "Green Space" easily available to the **MANY** elderly and , some partially disabled, occupants living in this increasingly congested area.

Dundas has created many parks and play areas for the younger citizens. **Surely the senior citizens deserve a little "Green Space"** close by where they can sit and enjoy the outdoors.

This new building Altera wishes to construct will take this away.

Please consider this and deny further infilling of this area and leave it as originally proposed.

Yours truly:
Robert and Seija Detwiler
402-1000 Creekside Dr
Dundas, Ontario

Copies to:

rpowers@hamilton.ca

avanderb@hamilton.ca

Thomas, Cameron

From:

Sent: Wednesday, April 27, 2011 6:08 PM

To: Thomas, Cameron; Powers, Russ

Subject: Application for 7 storey Apartment at 2555 Creekside Drive, Dundas

Dear Mr. Thomas,

This is to register my objection to the granting of permission to build a 7 storey, 67 unit condominium apartment building at 2555 Creekside Drive in Dundas. When people decided to purchase units in the Spencer Creek Villages development, they were told what the zoning would allow to be built opposite them. What is proposed is far beyond that. We expect the green space that was promised. I don't feel that the increased traffic on Creekside Drive and the resulting loss of on-street visitor parking that would result from a project of this magnitude can be justified. While I would welcome a project which would bring a sense of completeness to this block even if it should involve some additional residential development, I don't feel that anything above five stories is acceptable, and would want to see the project include a reasonable amount of green space.

Sincerely,

Mr. G.M. Tuck
608-4000 Creekside Drive, Dundas

Thomas, Cameron

From: B
Sent: Wednesday, April 27, 2011 5:06 PM
To: Thomas, Cameron
Cc: Powers, Russ; VanderBeek, Arlene
Subject: 2555 Creekside Drive, Dundas

I am writing with regard to the revised application for permission to build and seven storey, 67 unit condominium at the above address. My concerns are as follows:

- 1) Traffic and parking. At the present time one must be extremely cautious when exiting the garage ramp located between 3000 and 4000 Creekside Drive. There are many drivers who use Creekside as a short cut between Hatt and Ogilvie. There are also many car owners who park their cars on Creekside rather than pay for parking in the lots or on the street. It is often difficult to see what traffic is coming from Hatt street due to the number of parked cars on Creekside and the curve of the roadway.

Our building at 4000 Creekside was denied its full complement of visitor parking spaces with the explanation that visitor parking would be available on the roadway. Currently, it is a continuing problem for visitors to our building to obtain a parking space. With the addition of a 67 unit building, the parking problems will increase exponentially.

I also have concerns about traffic at the corner of Ogilvie and Creekside. It can often be dangerous when entering Creekside from Ogilvie due to the number of parked cars on each side of the street near the corner. If a vehicle is trying to exit Creekside at the same time another is attempting to enter and there are a number of parked vehicles on either side there is greater possibility of an accident.

- 2) Creekside Drive already acts as a wind tunnel. With another large building the problem will become worse. Seniors walking along Creekside to the grocery store are already being battered.
- 3) The footprint of the new building does not appear to leave any room for green space. We are not New York City or downtown Toronto. Green areas are important to the people of Dundas. Section 37 promised green space. What is the trade off for a seven storey building?

There are many reasons why a building of this size should not be located at 2555 Creekside Drive. Those listed above are only three but to me, the most important.

Sincerely,
Bonnie Szaz
4000 Creekside Dr. Unit 101

04/26/11

Mr Cam Thomas
City of Hamilton Planning and Economic Development Department
Planning Division-Development Planning-West Section
71 Main Street West, 5th Floor
Hamilton, Ontario
Cameron.Thomas@hamilton.ca

Sir:

With regard to Zoning Amendment Application (File No. ZAC-09-055) and
Official Plan Amendment Application (File No. OPA-09-014)

As a resident in 1000 Creekside Dr I wish to object to both these applications.

Apart from the many other objections I'm sure you have received, I wish to add my objection to the loss of the only bit of "**Green Space**" easily available to the **MANY** elderly and many partially disabled, occupants living in this increasingly congested area.

Dundas has created many parks and play areas for the younger citizens. **Surely the senior citizens deserve a little "Green Space"** close by where they can sit and enjoy the outdoors.

This new building Altera wishes to construct will take this away.

Please consider this and deny further infilling of this area and leave it as originally proposed.

Yours truly:
Robert and Seija Detwiler
402-1000 Creekside Dr
Dundas, Ontario

Copies to:

rpowers@hamilton.ca

avanderb@hamilton.ca

Thomas, Cameron

From: kjkwtuck@alm.com

Sent: Wednesday, April 27, 2011 6:08 PM

To: Thomas, Cameron; Powers, Russ

Subject: Application for 7 storey Apartment at 2555 Creekside Drive, Dundas

Dear Mr. Thomas,

This is to register my objection to the granting of permission to build a 7 storey, 67 unit condominium apartment building at 2555 Creekside Drive in Dundas. When people decided to purchase units in the Spencer Creek Villages development, they were told what the zoning would allow to be built opposite them. What is proposed is far beyond that. We expect the green space that was promised. I don't feel that the increased traffic on Creekside Drive and the resulting loss of on-street visitor parking that would result from a project of this magnitude can be justified. While I would welcome a project which would bring a sense of completeness to this block even if it should involve some additional residential development, I don't feel that anything above five stories is acceptable, and would want to see the project include a reasonable amount of green space.

Sincerely,

Mr. G.M. Tuck
608-4000 Creekside Drive, Dundas
289-238-9038

Thomas, Cameron

From: Powers, Russ
Sent: Wednesday, April 27, 2011 11:17 AM
To: 'Anne Murphy-Turliuk'
Cc: Thomas, Cameron; VanderBeek, Arlene
Subject: RE: condo?

Ms. Murphy-Turliuk: Alterra which owns the lands in question had initially made application to the City of Hamilton for a 9 storey multi-residential building (they have re-submitted their plans to now request a 6 storey, 120 unit multi-residential unit) and the application will be considered by the City's Planning Committee sometime this year. At this time, I don't know what planning staff will be recommending and how the planning committee will vote on the issue. No matter what the decision is, the issue will ultimately be decided by the OMB as the proponent, the city or the neighbours will take the issue to the tribunal.

Hope this gives some clarity to a clouded issue.

Regards...Clr. Russ Powers

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

From: amurbtur@gmail.com [mailto:amurbtur@gmail.com] **On Behalf Of** Anne Murphy-Turliuk
Sent: Friday, April 22, 2011 2:02 PM
To: Thomas, Cameron; Powers, Russ
Subject: Fwd: condo?

Hi there - took my parents on a tour of Amica this week and see the blue boards all around the spare piece of land there - understand that condo building #5 may go up despite prior promises of it being kept for greenspace/parkland?

Wondered if you could fill us in as to how likely this is to go ahead as I don't imagine living upon a construction site for 1 year + would be very pleasant? Seems that there is precious little space to sit outside there as it is, no walking track or even a tree to sit under and of course these are features plus some peace and quiet (plus some light or a view from their unit) that folks seek in a retirement residence.

Perhaps you can keep me informed about the status of that application?

Many thanks,
Anne

Thomas, Cameron

From: Powers, Russ
Sent: Wednesday, April 27, 2011 11:17 AM
To: 'Anne Murphy-Turliuk'
Cc: Thomas, Cameron; VanderBeek, Arlene
Subject: RE: condo?

Ms. Murphy-Turliuk: Alterra which owns the lands in question had initially made application to the City of Hamilton for a 9 storey multi-residential building (they have re-submitted their plans to now request a 6 storey, 120 unit multi-residential unit) and the application will be considered by the City's Planning Committee sometime this year. At this time, I don't know what planning staff will be recommending and how the planning committee will vote on the issue. No matter what the decision is, the issue will ultimately be decided by the OMB as the proponent, the city or the neighbours will take the issue to the tribunal.

Hope this gives some clarity to a clouded issue.

Regards...Clr. Russ Powers

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

From: amurbtur@gmail.com [mailto:amurbtur@gmail.com] **On Behalf Of** Anne Murphy-Turliuk
Sent: Friday, April 22, 2011 2:02 PM
To: Thomas, Cameron; Powers, Russ
Subject: Fwd: condo?

Hi there - took my parents on a tour of Amica this week and see the blue boards all around the spare piece of land there - understand that condo building #5 may go up despite prior promises of it being kept for greenspace/parkland?

Wondered if you could fill us in as to how likely this is to go ahead as I don't imagine living upon a construction site for 1 year + would be very pleasant? Seems that there is precious little space to sit outside there as it is, no walking track or even a tree to sit under and of course these are features plus some peace and quiet (plus some light or a view from their unit) that folks seek in a retirement residence.

Perhaps you can keep me informed about the status of that application?

Many thanks,
Anne

April 26, 2011

Mr. Cam Thomas
City of Hamilton
Planning and Economic Development Department
Planning Division-Development Planning-West Section
71 Main Street West 5th Floor
Hamilton, Ontario L8R 2K3

RE: Revised Application to build a 7 story, 67 unit condominium apartment building in Block 11 at 2555 Creekside Drive in Dundas as described in:

Official Plan Amendment Application (File OPA- 09-014), and
Zoning Amendment Application (File No.ZAC-09-055)

The above revision to the original application does nothing to alleviate my concerns regarding the building of a condominium on land zoned for park and recreation. I stated those concerns in my letter of January 29, 2010 (a copy of which is enclosed)

I have reviewed an artist's conception of this building as supplied by Alterra and feel even stronger in my opposition to this project; it appears to sit at sidewalk level, with a 2 storey first floor. The entrance to the parking garage is kitty corner to the garage entrance for the four buildings on the south side of Creekside which has the potential to cause traffic confusion. Creekside is a narrow road and at certain times has cars parked on both sides. It of course continues to block the view of the escarpment and the town. It is my understanding that additions to Amica and the Rexall drug store building have already been approved. If this application is approved the area can be called the Creekside Concrete Jungle not Creekside Village.

My main concern is the loss of potential green space. We need and were promised a little oasis, someplace to perhaps stroll or sit on a bench, something for the soul.

In closing I ask that you consider the above points. I wish to retain delegations status and request copies of any new submissions or rulings.

Elizabeth Ainsworth
801-2000 Creekside Drive
Dundas On L9H 7S7

PH

Cc:Russ Powers, Alexandra Rawlings

Thomas, Cameron

From: Bonnie Szaz [-]
Sent: Wednesday, April 27, 2011 5:06 PM
To: Thomas, Cameron
Cc: Powers, Russ; VanderBeek, Arlene
Subject: 2555 Creekside Drive, Dundas

I am writing with regard to the revised application for permission to build and seven storey, 67 unit condominium at the above address. My concerns are as follows:

- 1) *Traffic and parking.* At the present time one must be extremely cautious when exiting the garage ramp located between 3000 and 4000 Creekside Drive. There are many drivers who use Creekside as a short cut between Hatt and Ogilvie. There are also many car owners who park their cars on Creekside rather than pay for parking in the lots or on the street. It is often difficult to see what traffic is coming from Hatt street due to the number of parked cars on Creekside and the curve of the roadway.

Our building at 4000 Creekside was denied its full complement of visitor parking spaces with the explanation that visitor parking would be available on the roadway. Currently, it is a continuing problem for visitors to our building to obtain a parking space. With the addition of a 67 unit building, the parking problems will increase exponentially.

I also have concerns about traffic at the corner of Ogilvie and Creekside. It can often be dangerous when entering Creekside from Ogilvie due to the number of parked cars on each side of the street near the corner. If a vehicle is trying to exit Creekside at the same time another is attempting to enter and there are a number of parked vehicles on either side there is greater possibility of an accident.

- 2) Creekside Drive already acts as a wind tunnel. With another large building the problem will become worse. Seniors walking along Creekside to the grocery store are already being battered.
- 3) The footprint of the new building does not appear to leave any room for green space. We are not New York City or downtown Toronto. Green areas are important to the people of Dundas. Section 37 promised green space. What is the trade off for a seven storey building?

There are many reasons why a building of this size should not be located at 2555 Creekside Drive. Those listed above are only three but to me, the most important.

Sincerely,
Bonnie Szaz
4000 Creekside Dr. Unit 101

Thomas, Cameron

From: Bill Macintosh [mailto:bill@macintosh.com]
Sent: Wednesday, April 27, 2011 3:45 PM
To: Thomas, Cameron
Cc: Powers, Russ; VanderBeek, Ariene
Subject: File no.OPA-09-014 and File No.ZAC-09-055

We wish to express our objection to the application to build a 7 storey 67 unit condominium apartment building in Block 11, 2555 Creekside Drive, Dundas. As residents of Apt. 605, 4000 Creekside, Dundas our objection is based on several factors as follows:

DENSITY-The proposal is well in excess of the density limits as specified in the Official Plan for this area and will result in significant overcrowding in what has essentially become a Senior's enclave.

GREEN SPACE- The developer has apparently abandoned the commitment to provide green space on Block 11, as the proposed footprint of the building and adjacent parking will occupy virtually all of the available space.

TRAFFIC-The buildup of traffic and the additional use of onstreet parking will result in congestion on a street that is already too narrow, thus adding to already hazardous conditions for pedestrians, many of whom are obliged to use aids such as canes, walkers and wheelchairs to get around.

ENVIRONMENT-The environment and ambience of the area will be adversely impacted by additional shading in addition to the added traffic, and this will also affect the health issues of residents of existing buildings. Also, this will add to a more significant wind tunnel effect, which is already a negative condition.

In our opinion, these are the major factors to recommend denial of this proposal. We do not believe that the developer should be permitted to ignore the earlier commitments made to the people who helped to enrich their company by purchasing Units in this development. The company should be obliged to act in good faith and we urge you to take our concerns into consideration when making your recommendations to City Council.

Sincerely, Ruth and Bill MacIntosh
Tel 905-628-0387

January 29, 2010

Cam Thomas, City of Hamilton
Planning and Economic Development Department
Planning Division-Development Planning- west Section
77 James Street North, Suite 400, Hamilton ON L8R 2K3

Re: Official Plan Amendment Application (File No. OPA-09-014) and
Zoning By-law Amendment Application (File No. ZAC-09-055)

I strongly object to the proposal made by Alterra Developments to change the zoning on the land in Spencer Creek area designated as Block 11. Alterra Proposes to build on Block 11 a nine story residential condo with 90 suites. This land is zoned as green space should remain as such .

- A residential building on this land is unacceptable for various reasons, if the building is approved Creekside Drive will have one of the highest population densities in Hamilton and the highest concentration of seniors in the city of Hamilton.
- It will block the view of the escarpment for those in units 1,2 & 3 on all floors in both 2000 and 3000 Creekside.
- There will be 90 apartments which could add an estimated 120 to 160 people plus 90 cars which will increase traffic congestion. This is already a problem. Local drivers are increasingly using Creekside to avoid the traffic light at Hatt and Ogilvie. Ogilvie street is very difficult to cross at the best of times, but from about 3.00pm to 6.00 pm it is worth your life particularly for those residents who use walkers.
- There will only be approximately 86 feet between the buildings on either side Of the street creating a wind tunnel effect.

We were not informed at the time of purchase of the possibility of a 9 story Building being erected on that piece of land. The brochure cover showed grass and trees. I realize that this was only an artist rendering, but we believed it because the land was zoned as green space.

In closing I ask that you consider the above points. Additional comments will follow. I request delegation status and request copies of any new submissions or rulings.

Elizabeth Ainsworth
801-2000 Creekside Drive
Dundas On L9H 7S7

cc: Russ Powers

PH

Mrs. Doina Stein
Unit 204 – 1000 Creekside Drive
Dundas, Ontario L9H 7S6

Mr. Cam Thomas
City of Hamilton
Planning and Economic Development Dept.
Planning Division – Development Planning – West Section
71 Main Street W. – 5th Floor,
Hamilton, Ontario L8R 2K3

**Re: Block 11 at 2555 Creekside Drive/Zoning amendment App (File No. ZAC-09-055)
and Official Plan Amendment App (File No. OPA-09-014)**

Dear Mr. Thomas,

I wish to express my opposition to the subject Application for rezoning and amendment to the Official Plan for the following reasons.

Creekside Drive is a narrow thoroughfare which is not wide enough to accommodate the existing traffic load and that situation is made worse by parking which is not only allowed but designated as visitor parking for the existing Condominiums.

Representations by Alterra at the time of purchase of our Condominium led us to believe the 2555 property was to be "green space" with benches and walking areas for our use and that virtually no additional vehicular traffic would result from the designated zoning.

The number of residential units in the "Creekside Village" area is already high and existing approvals for the Amica extension and the Rexall property will add to that overload.

The "green space" was intended to provide a community place to enjoy the friendship and company of neighbours during three seasons of the year and approval of these amendments will take that possibility away forever.

I believe these applications should be rejected as not suitable and a major departure from what the Dundas area has come to represent.

Yours truly

Mrs. Doina Stein



Cc: Councillor Russ Powers

Mr. Jean Stein
Unit 204 – 1000 Creekside Drive
Dundas, Ontario L9H 7S6

Mr. Cam Thomas
City of Hamilton
Planning and Economic Development Dept.
Planning Division – Development Planning – West Section
71 Main Street W. – 5th Floor,
Hamilton, Ontario L8R 2K3

Re: Block 11 at 2555 Creekside Drive/Zoning amendment App (File No. ZAC-09-055)
and Official Plan Amendment App (File No. OPA-09-014)

Dear Mr. Thomas,

I am opposed to the Application for rezoning and amendment to the Official Plan for the following reasons.

There is already insufficient provision for existing traffic along Creekside Drive due to the non-conforming width of the road. The width of the road, which does not conform with standard widths of normal thoroughfares, is made worse by the, apparently approved, use of both sides of Creekside Drive for visitor parking for the existing 1000 through 4000 Creekside Drive Condominiums as well as employee and visitor parking for the Amica Retirement Home. When cars are parked on both sides of Creekside Drive there is not sufficient room for 2 cars to pass in safety.

Representations by Alterra at the time of purchase of our Condominium led us to believe the 2555 property was to be "green space" with benches and walking areas for our use.

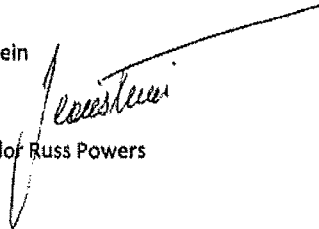
Population density in the "Creekside Village" area seems already high and with the already approved Amica extension will result in safety issues for the current and future residents.

I also feel that approval of any change from the existing zoning will result in a major deterioration of the general appearance of the community.

Yours truly

Mr. Jean Stein

Cc: Councillor Russ Powers



Thomas, Cameron

From: j allen [gallerychick@hotmail.com]
Sent: Wednesday, April 27, 2011 12:54 PM
To: Thomas, Cameron; Powers, Russ; VanderBeek, Arlene
Subject: Building on Block 11

Letter of oposition to build a 7 storey 67 unit Condo building on block 11 at 2555 Creekside Dr, Dundas.

I am Nancy Davidson owner of Unit 204, 2000 Creekside Dr, Dundas

I am concerned that this area with many traffic hazards will become more dangerous to the elderly residents dwelling here with increased density of buldings.

The promised green space has been totally disregarded and the amenities of living on Creekside will be considerably dimished should this proposed development be allowed.

I am greatly dismayed at the thought of further development of this nature.

Sincerely,

Nancy Davidson

#206, #307 & #601
4000 Creekside Drive
Dundas, On. L9H 7S9

Cam Thomas, City of Hamilton
Planning and Economic Development Department
Planning Div., Development Planning - West Section
71 Main Street West, 5th Floor
Hamilton, On. L8R 2K3

Re: file #ZAC-09-055/OPA-09-014

Dear Sir:

We are filing an objection to the amendment of the zoning By-Laws regarding the above reference number i.e. the proposal building at 2555 Creekside Drive, Dundas, of a 7 storey, 67 unit condo apartment building. We feel this property is ill-conceived and should not be approved for the following reasons:

- green space in Block 11 was promised in exchange for our 9 storey building and we are very angry about this
- traffic is too heavy (very busy) on Creekside and we are concerned for our safety crossing our roads at: Hatt, Ogilvie & Creekside, plus too many speeders taking short cuts through Creekside
- density has become an issue for this size building, which was not part of the original plan and should not be modified
- parking has reached beyond the maximum spaces allotted for us and very upsetting because people that work in downtown Dundas use our Street for parking. Our street is too narrow now and please do not make it worse.

Hopefully the City of Hamilton will resist any changes, in this previous reasonable By-Law and Official Plan.

Yours truly,

Carol Reif *Sheila Hamilton*
Sheila Hamilton

Carol Reif, #206 Tel#
Linda Abt #601 Tel #
Sheila Hamilton #307 Tel.#

cc: Councillor, Russ Powers, Ward 13
P. Mallard, Manager, Planning Division
S. Robichaud, Manager, Planning Division

Thomas, Cameron

From: Cynthia Finkel [mailto:cynthia.finkel@alterra.com]
Sent: Wednesday, April 27, 2011 4:32 PM
To: Thomas, Cameron
Subject: Proposed Alterra construction

Re: File OPA - 09-014, and
File ZAC - 09-055.

Dear Mr Thomas,

I live at 3000 Creekside Drive.

This area is populated by retired seniors who were encouraged to chose this area because of the amenities such as Metro and other stores all within easy walking distance.

We were also attracted by the surroundings which are reasonably spacious and afford a quiet street without excessive traffic and crowding.

These buildings, as you know, are attractive. They currently stand alone in the potential park-like setting which was promoted by Alterra. However should another large building be erected in front of them it will change the view and setting of Dundas forever and create a concrete jungle.

We have spent thousands of dollars upgrading what was to be our final home.

We particularly chose our unit because it affords us an unobstructed view of the escarpment and constant light. We now face the prospect of being blocked in by a behemoth building.

Had we (and the many residents we have spoken to) known about this prospect we would never have bought into this setting in the first place.

The advertising brochures promoted by Alterra are deceitful, untruthful, and false. The pictures contain grass, trees and birds creating a vision of bucolic tranquility.

In addition we face the prospect of massive traffic increases and the mayhem and accidents which are bound to occur.

Yet another issue to be addressed relates to proximity of the proposed building - a mere 80 feet across from us thus making shadows inevitable and privacy impossible.

I very much doubt if any of the individuals responsible for this duplicitous undertaking would want to see their own elderly relatives thus taken advantage of and abused.

The shameful and flagrant hypocrisy and misrepresentation of Mr Leibtag, Alterra and their sales persons is staggering and a wake up call to all who deal with them in the future.

I conclude by mentioning impact of the building proposal on the investment value of our condominiums which will inevitably affect not only us but all current and future purchasers.

respectfully submitted,

Cynthia. A. Finkel.

#206, #307 & #601
4000 Creekside Drive
Dundas, On. L9H 7S9

Cam Thomas, City of Hamilton
Planning and Economic Development Department
Planning Div., Development Planning - West Section
71 Main Street West, 5th Floor
Hamilton, On. L8R 2K3

Re: file #ZAC-09-055/OPA-09-014

Dear Sir:

We are filing an objection to the amendment of the zoning By-Laws regarding the above reference number i.e. the proposal building, at 2555 Creekside Drive, Dundas of a 7 storey, 67 unit condo apartment building. We feel this property is ill-conceived and should not be approved for the following reasons:

- green space in Block 11 was promised in exchange for our 9 storey building and we are very angry about this
- traffic is too heavy (very busy) on Creekside and we are concerned for our safety crossing our roads at: Hatt, Oglivie & Creekside, plus too many speeders taking short cuts through Creekside
- density has become an issue for this size building, which was not part of the original plan and should not be modified
- parking has reached beyond the maximum spaces allotted for us and very upsetting because people that work in downtown Dundas use our Street for parking. Our street is too narrow now and please do not make it worse.

Hopefully the City of Hamilton will resist any changes, in this previous reasonable By-Law and Official Plan.

Yours truly,

Carol Reif *Sheila Hamilton*

Carol Reif, #206 Tel# 905-627-7523
Linda Abt #601 Tel #905-627-3353
Sheila Hamilton #307 Tel.# 905-627-8464

Sheila Hamilton

cc: Councillor, Russ Powers, Ward 13
P. Mallard, Manager, Planning Division
S. Robichaud, Manager, Planning Division

Thomas, Cameron

From: Ken Blenkinsop
Sent: Wednesday, April 27, 2011 10:07 AM
To: Thomas, Cameron; Powers, Russ; VanderBeek, Arlene
Subject: Letter of Opposition

Dear Mr. Thomas,

We are residents of 1000 Creekside Dr. in Dundas. We have lived here for one year. One of the reasons that we moved to Dundas was the amount of green space that Hamilton has preserved. We walk everywhere in Dundas and the other day my husband wanted to know why I avoided walking down Creekside Dr. My reply was that it is always windy and colder than all of the other streets. We are quite concerned about the future development of 2555 Creekside Dr. by Alterra. By adding Amica buildings as well as another condo building, this windy situation will only be amplified.

Another concern that we have is the amount of parking space that will be available. Right now, the employees of Amica frequently park on the Alterra site. If this new building arrives, with only one parking space per unit, where are the excess people going to park? People park on both sides of the street now.

The increased traffic is worrisome. It is difficult to cross the road now. Many of us are slower on our feet and I am concerned about being able to see beyond the bend on the road if this building materializes. There will be driveways right along Creekside with such an increased amount of traffic that crossing the road will be impossible.

We know that the increase revenue from these condos into the coffers of Hamilton is tempting but the overpopulation, congestion, lack of privacy, increased vehicle traffic are huge issues for those of us living here.

Sincerely,

Ken and Rilla Blenkinsop

Thomas, Cameron

From: alexmcguigan [
Sent: Tuesday, April 26, 2011 10:48 PM
To: Thomas, Cameron
Cc: Powers, Russ; VanderBeek, Arlene
Subject: opposition2555

Elizabeth McGuigan
1000 Creekside Drive
Dundas, Ontario
L9H 7S6
905-627-3634

Dear Mr. Thomas

I am writing this letter to you regarding my opposition to the proposed rezoning application to build a 7 storey 67 unit condominium apartment building in block 11 at 2555 Creekside Drive as described.

Zoning amendment application (file #ZAC-09055)
Official plan amendment application (file #OPA-09-014)

I am totally opposed to these changes for the reasons I will give to you in this letter. As this block of land was originally zoned for GREEN SPACE personally I think that the use of this land for anything other than GREEN SPACE is a total loss for the community as a whole seeing as how this space would be so close to our downtown core and could be enjoyed by not only Creekside residence but all of the people of Dundas.

The building of a nine storey condominium complex will not only densify the community with another highrise but will add a lot more traffic to the area surrounding Creekside Dr. In addition when Amica completes their extension the area will intensify even more with the addition of traffic from residents, visitors and workers. As Creekside Drive at the present is used by all of the aforementioned people the addition of curbside parking will make the street even more hazardous than it is at present, and as many of my neighbours are seniors with mobility and vision problems I am sure that you can foresee the problems the addition of the proposed changes would make.

When the Creekside development was proposed originally on this block a club house and GREEN SPACE were part of the development I am sure that anyone who bought into Creekside Drive took this into consideration when purchasing their new homes, as a GREEN SPACE is something that can be enjoyed not only by residents but by all, the original plan must remain in place if the downtown core is to remain a place where people can come to enjoy.

At present Creekside Drive is used as a through street by many people and to add more traffic to Creekside Drive will make it an extremely unsafe place to be, as the proposed building is to be built on a bend in the road and close to the curb this will create a blind spot not only for drivers but for pedestrians, I am sure with this proposed building being directly across from existing buildings and the exit/entrance for those buildings it will create a wind tunnel effect and if weather conditions are extreme this could create a big problem particularly in the winter.

Mr Thomas

I am sure that I can think of more reasons if given time but I will close in saying that I hope that you and your department and our city council will take into consideration my reasons for opposing this development and leave the original plan in place which includes the GREEN SPACE. Thankyou.

Sincerely E. McGuigan

Thomas, Cameron

From: Audrey Frolic
Sent: Thursday, April 21, 2011 2:47 PM
To: Powers, Russ; VanderBeek, Arlene; Thomas, Cameron
Subject: 2555 Creekside Drive

#206 - 1000 Creekside Drive
Dundas, ON L9H 7S6
April 21, 2011

Mr. Cam Thomas, City of Hamilton
Planning and Economic Development Department
Planning Division - Development Planning - West Section
71 Main Street West, 5th Floor
Hamilton, ON L8R 2K3

Dear Mr. Thomas:

Re: 2555 Creekside Drive - Proposed Development - Zoning Amendment Application
(File No. ZAC09-09-055) - Official Plan Amendment Application (File No. OPA-09-014)

I am writing this letter to express my concern in regards to the proposed building at 2555 Creekside Drive. My unit does not face this proposed new building so my concern is not related to "a view". However, I am greatly concerned how this new building will impact the area in relation to traffic and safety issues. As a senior I already find the traffic congestion and noise daunting at times. Also, the thought of further construction in the area with an even greater increase in traffic, noise and congestion, is not something to which I look forward. The original proposal for green space would certainly be a greater benefit to me and the other seniors on Creekside Drive.

Sincerely,

Elizabeth Kerr

Copy: Councillor Russ Powers

Mr. Cam Thomas
City of Hamilton, Planning & Economic Development Dept.
Planning Division – Development Planning – West Section
71 Main St. West, 5th Floor, Hamilton ON L8R 2K3
Email: Cameron.Thomas@hamilton.ca

Dear Mr. Thomas,

*RE: Letter of Opposition
Zoning Amendment Application (File No. ZAC-09-055)
Official Plan Amendment Application (File No. OPA-09-014)*

As a resident of 1000 Creekside Drive it deeply concerns me that Alterra has applied for re-zoning as per the above stated applications. Presently on Creekside Drive there are four condominium apartment buildings with approximately 67 units each. In addition we have Amica Retirement residence also facing Creekside. The population density on this street is high now, to increase it and allow for another condominium building would over intensify and result in population overcrowding. Green space, of which this parcel of land was intended, is needed for residents to truly enjoy their community. This is good urban planning.

Additionally, the safety of residents currently residing on Creekside must be considered. Traffic is already a concern. Not only do the residents of this street use Creekside Drive but others travel through our street avoiding the traffic lights at Ogilvie and Hatt. Many of our residents are seniors and this aging population, many of whom use walkers, canes or have vision problems, find this traffic difficult to deal with. The traffic at the lights at Ogilvy and Governors Rd. is constantly backed up.

I actually had all of these concerns, and many more, prior to looking at the actual plans. Then after seeing them I was appalled by what I saw. The street would become a concrete enclave! Wind tunnels would result. We would certainly not be living in a peaceful and suburban town of Dundas – which we have all bought into and enjoy.

I hope that when you make your decision you will consider my and others comments during your deliberations. It would be, in my opinion, a grave mistake to rezone this land and lose our green space.

Best regards,

Mary Jefferson
Resident
502 – 1000 Creekside Dr.
Dundas ON, L9H 7S6

501-1000 Creekside Dr,
Dundas, ON, L9H 7S6
April 25, 2011

Dear Officials and Elected Representatives:

Re: File Number: ZAC-09-055/OPA-09-014

I am writing to urge the Planning Division, Committee of Council, and the Hamilton City Council to reject the amended proposal from Alterra to build another condominium on Creekside Drive. I also urge that the staff report for Council and other appropriate means clearly convey that the City of Hamilton intends to retain the PR1 recreational zoning for the Block 11 lands on Creekside Drive.

I think it is essential that Alterra (and other developers) get a clear message from the City that planned development is welcome and that subsequent end-runs which destroy the intent of a well-planned development are not.

Hamilton is making real progress in redefining its characteristics to make it a vibrant city, attractive to newcomers as well as long-time residents and businesses. There are, and will continue to be, challenges in translating visions into reality.

One of the things that has been done well so far, is the resuscitation of the brownfield area formerly occupied by the Bertram factory in downtown Dundas.

The central PR1 park area is an essential component of making this development work (and retaining a tax-base from well-valued condominiums) in the years to come.

As you are aware, the condominiums have been highly attractive, particularly to seniors and those who are looking ahead to their senior years. A park in the centre of the area, as designated in the City Plan and Zoning is an important component in realizing the potential of the area. Residents of the Creekside condos and the Amica retirement residence, located around the perimeter of the park area will use it as a place to walk, socialize and sit in the sun. It can be a place to entertain grandchildren who come for visits, as well as walking dogs. It will enhance a sense of community among residents, particularly those who live in the buildings surrounding it, and potentially from other nearby condos, apartments and houses.

This area of the city does not have any other parks that can fulfil this important need for community recreation space. Walking to the Driving Park from these downtown locations requires a significant uphill climb, as well as a fair trek.

As someone who moved to Hamilton after retirement, because of the quality of life it could offer, I am heartened by the many efforts I see the city making to enhance the quality of life for people of all ages. I support the initiatives the City has been undertaking to attract and retain young people, to support the quality of life for families, and to make the city functional and appealing to seniors.

I think the Creekside development provides an example of how the city needs to maintain its focus on the vision of positioning itself as a vibrant, appealing place to work and live. A park which will energize a sense of community in an attractive downtown area in Dundas must not be replaced with a condo that will make Creekside Drive a canyon of concrete.

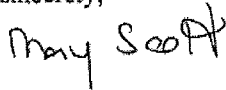
I am concerned as well about safety problems that would result from an additional condominium on Creekside. The amended Alterra proposal for a condominium fronting directly on the sidewalk will obstruct the ability of drivers and pedestrians to see traffic coming around the curve on Creekside. Inability to adequately detect traffic coming around the curve represents an accident in the making.

Impaired traffic and pedestrian visibility from this proposed building will likely be particularly problematic when turning left onto the parking garage ramp for the existing Creekside condos, as well as using the parking garage ramps for the Amica building and proposed 2555 Creekside building, and using the other driveways for the existing and proposed condos and for Amica.

Visibility and safety for all pedestrians and drivers on Creekside Drive will be compromised further with the addition of more cars parked on the narrow street, a likely result of adding another condominium with limited parking spaces for residents and visitors.

While safety is a definite issue, my main intent in writing this letter is to urge the City of Hamilton to stay the course with its existing well-conceived development plan and zoning that calls for a central recreational area to support the health and well-being of nearby residents, many of whom are seniors.

Yours sincerely,



Mary Scott, MD, Diploma in Epidemiology and Community Health

Cc: Councillor Russ Powers

Thomas, Cameron

From: Audrey Pottier
Sent: Tuesday, April 26, 2011 10:15 AM
To: Thomas, Cameron
Cc: Powers, Russ; VanderBeek, Arlene
Subject: opposition to zoning amendment application

Dear Sir:

I strongly object to the change in the zoning amendment that will allow a 7 story building to be built on 2555 Creekside Drive.

This new building will bring such a big increase in the traffic flow on Creekside Drive. The traffic at this time is very bad for other cars and pedestrians. With the additional traffic from this new building, the traffic flow will be terrible. I sincerely hope that the planning committee will take a good hard look at the traffic problems this will create, with a personal visit to the site.

There is a need for some green space to provide some sunlight. This new building will shut off the view of the escarpment and the main buildings in the Town of Dundas.

I am enjoying living here, but the traffic problems will certainly take away a lot of that enjoyment.

Audrey Pottier
4000 Creekside Drive,
Apt. 508,
Dundas, On
L9H 7S9

Thomas, Cameron

From: Allison Jowett
Sent: Tuesday, April 26, 2011 10:13 AM
To: Thomas, Cameron
Cc: Powers, Russ; VanderBeek, Arlene
Subject: OPA -09-014 and ZAC -09-055

Dear Mr. Thomas and Mr. Powers;

I have been a lifelong resident of Dundas, Ontario. I love my town very much, and value its quaint beauty. I am sending you this email to express my vehement opposition to Official Plan Amendment Application File No. OPA-09-014, and Zoning Amendment Application File No. ZAC-09-055.

I cannot think of many things we need less in Dundas than a seven storey, 67 unit condominium apartment building period, let alone at Creekside Drive. We must preserve what little greenspace remains in that area, not add yet another building! I frequent that area of town in my regular travels, and find it to be quite congested and busy. Adding another building will only compound the problem and corrupt the natural beauty of the area.

Lets preserve our beautiful town, no new building!

Sincerely,

Allison Jowett
110 Rosina Ave
Dundas, ON
L9H6A3

PATON FARMS//RACING STABLE
8145 Station Dundas L.C.D.
Hamilton, Ontario, Canada
L9H 6Y6

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Phone, FAX, Voice: 905 627 3133 Email: 9056273133@sympatico.ca
Training Farm: 1880 West Fourth

April, 2011

TO: Cam Thomas, Alexandra Rawlings, Brenda Khes, et al;

Dear Ladies and Gentlemen;

REGARDING: PLANNING FOR PEOPLE, (OPA-09-014 and ZAC-09-055, BLOCK 11, 2555 Creekside)

More than ½ century ago the Ontario Government created an ad hoc team of planners, educators, and professional municipal administrators to develop and publish several editions of a comprehensive manual titled "STANDARDS and DEFINITIONS OF TERMS" as a guide for planners of public parks, open space and recreation facilities in Ontario. The standard of 20 - 30 acres of open space per 1000 population as supported by the NRPA (USA) and most Canadian associations and Governments; has not been altered to this date with the noted exception that the 'service radius' of 200 yards and 500 square foot minimum size should be questioned given the obvious aging demographic population in Dundas currently.

Clearly, urban intensification coupled with green belt regulations have skewed effective planning principles as reflected in the ridiculous CONDO ALLEY along the Toronto Waterfront; for example.

Small town Dundas appears to be headed the same way unless people come to their senses sooner rather than later; and Spencer Creek Village is an obvious example of what can go so wrong!

A significant number of owners and tenants along Hatt and Creekside have mobility limitations hence there is an overwhelming need for accessible walkways, roads, sidewalks etc., within ¼ to ½ mile of a ten acre public park to meet the minimum standard. Open Space is part of the MASTER PLAN for Dundas and the original site plan for BLOCK 11 was depicted on sales fliers used by the developers selling the Alterra, Urban Horse, and Amica projects; showing clearly park/green space and a two level adult recreation complex; thus meeting the OFFICIAL MASTER PLAN objectives. An inventory of OPEN SPACE in this newly developed area must be verified.

Departure from the OFFICIAL MASTER (site) PLAN is not consistent with the current and future needs of the people living in this area of Dundas. The proposed amendment(s) must be denied.

Sincerely,

J. Doug Paton, B.A.Sc., M.A., RDMR(F), A.F.O., C.P.I.
Prof. (Rtr) & Owner: (#807-2000 Creekside Drive)

April 26, 2011

Mr. Cam Thomas
City of Hamilton
Planning and Economic Development Department
Planning Division-Development Planning-West Section
71 Main Street West 5th Floor
Hamilton, Ontario L8R 2K3

RE: Revised Application to build a 7 story, 67 unit condominium apartment building
in Block 11 at 2555 Creekside Drive in Dundas
as described in:

Official Plan Amendment Application (File OPA- 09-014), and
Zoning Amendment Application (File No.ZAC-09-055)

The above revision to the original application does nothing to alleviate my concerns
regarding the building of a condominium on land zoned for park and recreation. I stated
those concerns in my letter of January 29, 2010 (a copy of which is enclosed)

I have reviewed an artist's conception of this building as supplied by Alterra and feel
even stronger in my opposition to this project; it appears to sit at sidewalk level, with a 2
storey first floor. The entrance to the parking garage is kitty corner to the garage
entrance for the four buildings on the south side of Creekside which has the potential to
cause traffic confusion. Creekside is a narrow road and at certain times has cars parked
on both sides. It of course continues to block the view of the escarpment and the town.
It is my understanding that additions to Amica and the Rexall drug store building have
already been approved. If this application is approved the area can be called the
Creekside Concrete Jungle not Creekside Village.

My main concern is the loss of potential green space. We need and were promised a little
oasis, someplace to perhaps stroll or sit on a bench, something for the soul.

In closing I ask that you consider the above points. I wish to retain delegations status and
request copies of any new submissions or rulings.

Elizabeth Ainsworth
801-2000 Creekside Drive
Dundas On L9H 7S7

PH:(905) Email

Cc:Russ Powers, Alexandra Rawlings

Doreen Sutton
206-77 Governor St.
Dunkles, On 19th 1N8

re: Application File # ZAC-09-055
Plan Amendment Application File # OPA-09-014
re Block 11 Currently Zoned:
Public & Recreation

I am writing to express my extreme disappointment at the latest application to change the original plan from what was promised for the condo owners on Creekside Hill.

Many of my friends purchased their apartments on Creekside, in Dunkles, rather than the larger cities, largely because of the small town atmosphere, and what they perceived to be a slower-paced, friendly living atmosphere — with the promise of a Recreation Center, some Green Space

- and a caring, more comfortable, relaxed
sense of community - with a view of the
escarpment - even of downtown Boulder.

Instead it already is resembling a
walled city, with only one narrow
roadway to enter and exit.

To pursue another building would
just intensify this change in environment
by the owners.

Sincerely
Marie Patin

28 April 2013

131 Queen Elizabeth
City of Hamilton
Planning and Economic Development Department
Planning Division - Development Planning - West Sector
71 Main Street West 6th Floor
Hamilton, ON L8R 3W7

Dear Sir

We are writing to the council. I am attached to a proposal

We feel the proposed plan for 2355 Lakeshore Drive at Benson or Creek Village will mean an increase in density for our area. We are already plagued with lack of parking for visitors to our buildings, and some who work in the town of Dundas use our street for parking. This poses a real problem coming out of our garage. One has an obstructed view making a left turn due to cars parked close to the garage entrance. We can't help but feel an added issue to this problem with another building on Lakeshore Drive. We don't need anymore traffic. There are enough cars parked on our street whose owners do not live here.

Our residents are elderly and some are walkers and cannot negotiate it is difficult enough getting across Main Street at Lakeshore without a set of traffic lights to assist the pedestrian.

Please continue to keep us informed re this matter.

Yours truly

David F. Lord
Municipal Councillor



Alan & Judith Boothroyd
803-4000 Creekside Dr
Dundas, ON
L9H 7S9
Tuesday April 26th 2011.

Re : 2555 Creekside Drive application by Alterra for amendment of
Former Town of Dundas Official Plan and Zoning Bylaw.
Your Files ZAC-09-055 & OPA-09-014.

Dear Sir,

We are writing in response to your letter of April 8th 2011 to advise of our concern regarding this application.

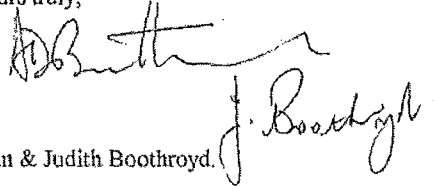
When we purchased our unit in 2005 we were led to believe that Block 11 would be green space, possibly with a recreation building. We have been told that Alterra agreed with the City of Hamilton that in return for allowing construction of nine storey buildings on the SW side of Creekside Dr they would provide Green Space across the road. They now seem to be ignoring this agreement and are intent on filling the space with yet another large building. So far as we can see, from the drawings you provided, the whole site is covered by the building footprint, driveways and parking, apart from a narrow strip of grass along the side walk. I sincerely hope the City will insist that Alterra honour their part of the bargain as it is no longer possible to go back to a six storey limit on this side of the road.

A Deal is a Deal is a Deal, is it not ?

In addition to the above we are concerned about shortage of parking space for visitors and Amica staff who have no room to park on their property. There is congestion on the roads now, which will only get worse if this proposal is approved and in the event of approval of proposals for other condominiums in the near vicinity.

Pedestrian safety is another concern. It is hazardous now and will also be aggravated by further intensification. We can understand the Provincial Government protecting green space by encouraging intensification, but there has to be a limit and we are close to exceeding it. So please call a halt to this overcrowding. Had we all wanted to be crammed together as in Toronto we would have moved there, but we prefer the smaller town atmosphere of Dundas, so please do not let it be destroyed.

Yours truly,



Alan & Judith Boothroyd.

Cam Thomas, City of Hamilton
Planning and Economic Development Dept.

April, 26, 2011

and
Councillor Russ Powers
City of Hamilton

We have attached a copy of our letter sent February 10th, 2010 objecting to the amendment of the Dundas OFFICIAL plan and zoning by law for the lands at 2555 Creekside Drive, Dundas, Ontario

The revised proposal for Block 11 at 2555 Creekside Drive, Dundas, Ontario, adding a 7 storey, 68 unit condominium apartment on our promised green space and recreation area is insulting and unacceptable to us. Considering the number of units already built in this small parcel of land, it is hard to understand how our planning committee can in anyway justify adding more units. The addition of Amica and the Drug Store have already increased the traffic to the maximum and made Creekside a very dangerous street for the present over 400 Condo residents plus the Amica Community.

We bought our condo because of the Dundas "small town" atmosphere and now Alterra is trying to destroy this lifestyle with its new proposal.

We have confidence that our planning and economic development committee will protect us by not allowing Alterra's proposal to go ahead and listen to the PEOPLE of this community instead.

Sincerely,

Joyce and Jim Falco
2000 Creekside Drive, Apt. 103
Dundas, Ontario, L9H 7S7

February 1, 2010

Cam Thomas, City of Hamilton
Planning and Economic Development Department
77 James St. North, Suite 400,
Hamilton, ON L8R 2K3

On January 18th 2010 we received a copy of the application and Preliminary circulation to amend the former Town of Dundas OFFICIAL plan and Zoning By Law for lands at 2555 Creekside Drive, Dundas. We are shocked and appalled that the City of Hamilton Planning Board would even consider changing the present official plan again in order to accommodate the developers.

We bought in the first phase and was shown the plan of the project which included 4 condos to be built on the south side of Creekside Drive and promise that nothing higher than 4 stories would be built on the north side of Creekside and that there would be land designated as green space. The model and drawings showed a small park. We purchased in good faith that the City Planners would protect us from these money hungry developers. Here is a case that makes you wonder who is doing the planning? Are our tax paid professional planners doing the final planning for its people or are they allowing the developers to destroy our living environment? **THE PROPOSED CHANGES ARE NOT ACCEPTABLE.**

We expect to be notified of any meeting discussing this matter and also expect to receive copies of any correspondence or reports on this matter before any related meetings.

WE ALSO REQUEST DELEGATION STATUS.

We are attaching a copy of a previous email sent to City planners.

Copy of this letter to be sent to Russ Powers and to The City Clerk.

Sincerely,

Joyce and Jim Falco
2000 Creekside Drive, Apt. 103
Dundas, Ontario, L9H 7S7

Joan Agro
1000 Creekside Dr. Unit 103
Dundas, Ontario
L9H 7S6

April 25, 2011

Mr. Cam Thomas
City of Hamilton Planning and Economic Development Department
Planning Division – Development Planning – West Section
71 Main Street West, 5th Floor
Hamilton, Ontario
L8R 2K3

Re: Revised Applications (rezoning & building 7 storey, 67 unit condominium apartment building in Block 11 at 2555 Creekside Dr.) as described in

- Zoning Amendment Application (File No. ZAC-09-055)
- Official Plan Amendment Application (File No. OPA-09-014)

Mr. Cam Thomas,

I am a resident of 1000 Creekside Dr. Unit 103. I am in my 80th year and last year moved into my condominium not only for convenience but for health reasons. I suffer from Parkinson's Disease and felt that living in a condominium would alleviate extra maintenance associated with home ownership.

My mobility is very limited but I do occasionally walk along Creekside Dr. for exercise. When I purchased this condominium I asked the sales representative if this was the last building to be built on this site and they confirmed it was. This was very important to me for health reasons; in my condition I did not want to live on a construction site. Now if construction of this building is approved I feel my safety is compromised.

Please help me live my remaining years in safety and peace and quiet by rejecting these applications.

Thank you

Joan Agro

Kay Agro
1000 Creekside Dr. Unit 503
Dundas, Ontario
L9H 7S6

April 25, 2011

Mr. Cam Thomas
City of Hamilton Planning and Economic Development Department
Planning Division – Development Planning – West Section
71 Main Street West, 5th Floor
Hamilton, Ontario
L8R 2K3

Re: Revised Applications (rezoning & building 7 storey, 67 unit condominium apartment building in Block 11 at 2555 Creekside Dr.) as described in

- Zoning Amendment Application (File No. ZAC-09-055)
- Official Plan Amendment Application (File No. OPA-09-014)

Mr. Cam Thomas,

I am a resident of 1000 Creekside Dr. Unit 503. I am in my 80's and last year moved into my condominium not only for convenience but for health reasons.

One of the main reasons I chose Creekside Dr. Condominium as my new home was because it was the last building to be built on the property. I am visually impaired and an increase in traffic and a construction site would seriously compromise my safety.

If I knew that another building was to be built on Creekside Dr. I would not have purchased my unit.

Thank you

Kay Agro

Thomas, Cameron

From: Robert Siegel [
Sent: Monday, April 25, 2011 1:45 PM
To: Thomas, Cameron
Subject: zoning amendment application file no. ZAC 09 055

Dear Mr. Thomas,

I am opposed to granting the zoning ammendment, file number ZAC 09 055 regarding a revised application to build at 2555 Creekside Drive in Dundas.

I have 2 main concerns.

1. My safety. The addition of this proposed new building would mean increased traffic. With very little off street parking, there are a lot of parked cars on this very narrow street which causes problems in seeing oncoming traffic. Increasing the volume of cars would mean even more difficulties for present residents.

2. I am upset that this proposal is even being considered since we were promised green space (by both verbal, written and pictorial) descriptions by the developer when we purchased our condo. Will the city allow them to go back on their word? How many times will we have to fight before the city tells the developer to stop putting forth more proposals that contravene the official plan?

I appreciate your time in reading my concerns.

Sincerely,
Connie Elaine Siegel
2000 Creekside Drive, Apt. 406,
Dundas, Ontario
Bob Siegel

Thomas, Cameron

From: Ank2@aol.com
Sent: Monday, April 25, 2011 2:27 PM
To: Thomas, Cameron; VanderBeek, Arlene
Subject: Fwd: Letter of Opposition

From: Ank2@aol.com
To: rpowers@hamilton.ca, avanderb@hamilton.com
Sent: 25/04/2011 12:03:46 P.M. Eastern Daylight Time
Subj: Letter of Opposition

Re Alterra revised applications rezoning and building 7 story, 67 unit condominium apartment building in Block 11 at 2555 Creekside Drive as described in:
Zoning Amendment Application (File No. ZAC-09-055)
Official Plan Amendment Application (File No. OPA-09-014)

We are both retirees who moved from Ottawa when we were introduced to Dundas by a family member. We liked the "Village atmosphere" of the city and the friendliness of the residents. In seeking a home to purchase, we wanted a condominium unit that would suit our lifestyle; and friends recommended Alterra's building then under construction at 1000 Creekside Drive. We selected a unit that had views of Creekside Drive and the escarpment. In numerous meetings with Alterra's sales agent, there was never a mention of the possibility of another apartment building being constructed across the street. We were let to believe that this space was designated as a green area.

We do not consider Alterra a reputable builder. Our unit closed in December 2009 and when we occupied the unit we found numerous deficiencies, including major items such as no sinks in the bathrooms, large holes in the living room and bedroom ceilings, etc. etc. There was only one elevator running, and this was not operating on a number of occasions, so that we had to walk up five flights of stairs from the basement garage. The situation was so bad that we called the President of Alterra, and only then did we get some deficiencies corrected.

We like the current zoning and the overall Spencer Creek Village concept. If the zoning is changed, we would seriously consider selling our unit and moving away from Dundas as we would feel let down by the city.

Kenneth C. Fincham, FCA
Alicia R. Fincham

Patricia E. Peters

22 April 2011

Mr. C. Thomas
City of Hamilton
Planning & Economic Development Dept.,

Cameron.Thomas@hamilton.ca

RE: FILE #ZAC-09-055/OPA-09-014
2555 Creekside Drive, Dundas – Revised Proposal

As a resident at 2000 Creekside Drive, I strongly oppose the amended application by Alterra for Block 11. This space is zoned for green space. Buyers of condominiums on Creekside Drive were assured both verbally and in writing that this space was designated as park/green space. Pages 7 and 11 of the Condominium Documents along with Page 9 of the Condominium Rules and Regulations clearly speaks to the shared recreational facility.

The residents of 1000, 2000, 3000 and 4000 Creekside Drive attended meetings and heard 'intensification' over-used by the builder. Research indicates that we are already over intensified (residents per hectare) as per urban design requirements.

Overshadowing, loss of esthetics, traffic congestion and insufficient infrastructure are the top reasons for opposing this proposed building. Creekside Drive is already dangerous for pedestrians, due to on excessive on street parking. Residents living in higher floors have next to no water pressure during the day, which speaks to insufficient infrastructure. Why would you agree to add to an already maximized area?

The City of Hamilton planners and the elected councilors must represent the taxpayers and residents. We are not seeking a change of plan – we are asking only that NO amendments be made. This area is zoned for green space. We have waited 6 years for this and this should not be delayed any further. You are called upon to uphold what was promised and what is right.

I will be looking forward to your findings, your direction and next steps in this matter.

Sincerley,

Patricia E. Peters
2000 Creekside Drive, Unit 808
Dundas, Ontario

c.c. Jason Thompson, Senior Project Manager
Russ Powers – Councillor, City of Hamilton

Thomas, Cameron

From: Patricia Peters [mailto:patricia.peters@alterra.com]
Sent: Sunday, April 24, 2011 4:56 PM
To: Thomas, Cameron; Powers, Russ; VanderBeek, Arlene; Thompson, Jason
Subject: File No. ZAC-09-055/OPA-09-014
Importance: High

Attached, please review my letter opposing the application to amend the Official Plan for the area known as Spencer Creek Village.

Having written last year at the initial application for rezoning and supplying over 20 pieces of documentation to support my position, my opposition is unchanged. Alterra's modification addresses none of my concerns.

I look forward to your response, and to future meetings on this application.

Patricia Peters

Thomas, Cameron

From: Lorin Harding [lorinharding@hotmail.com]

Sent: Monday, April 25, 2011 8:47 AM

To: Thomas, Cameron; Powers, Russ

Subject: Amednment Application OPA-09-014

Dear Mr. Cameron,

It is incredible that the residents of Creekside Drive have to once again complain about the development of a high rise on promised open space.

We don't want it!!

The area is already high density as you well know.

The plans meet the needs of Alterra, the owners of which don't live in this area, and benefit the coffers of government but they certainly don't satisfy the pertinent needs of the Creekside inhabitants.

Lorin Gilbert Harding,
308-2000 Creekside Drive,
Dundas, Ontario, Canada,
L9H 7S7

cc. Mr. Russ Powers

Thomas, Cameron

From: Lee Higgins [leehiggins1492@hotmail.com]
Sent: Sunday, April 24, 2011 10:14 PM
To: Thomas, Cameron
Cc: Powers, Russ; VanderBeek, Arlene
Subject: I strongly object

Dear Mr. Thomas: Please accept this letter as an objection of the revised application to build a 7 story condominium building at 2555 Creekside Dr. in Dundas. I would like you to take the time to read this letter, so you understand my reasons.

I was brought up in Dundas & have lived here most my life. I decided that I wanted to live on Creekside Drive after looking at the model sweet at # 4000 in Aug. 2009. My reasons for wanting to live here were mostly to do with me approaching 70 years, reducing up keep of a home & live on a quiet street without a lot of traffic. The unit I liked at # 4000 was sold but I did get brochures of all the suits and also liked the fact that there was going to be a park with green space across the street & a view of the escarpment from my front windows. All this was part of the brochure and these pluses were used to sell me on the idea of living here. It turned out that I found a re-sale unit at # 2000 Creekside right at the front where I could "enjoy the view" even more so than the model suite at # 4000 which I had missed.

We both know how the builder got permits to build these units, in short he had to make concessions and one, was to dedicate land for green space. Now that the 4 condo's are finished and mostly sold from the original application, they want to renege and change the reasons he got permits in the first place. Problems is, this changes things for the people that bought units based on their sales pitch as to why this would be a great place to live. This street cannot stand anymore traffic. The vast majority of people are older, and sooner rather than later somebody is going to get killed by the people who use this street as a "shortcut". Wouldn't it be better to reduce that possibility, now, rather than say later, "maybe it was a bad idea to pack so many people on that street. Plus the fact, the building will be very close to the street and you know what, it just won't be a great place to live. I was aware that there is an extension eventually to be added to the Amica home & that won't increase traffic & besides, they were here first & did things properly.

I have gotten permits from the city of Hamilton to build a building and I am aware that you usually have to give something to get something (ie land for a future road widening). I wouldn't even think of renegeing on that agreement. In plain english, you'd be pooping on your fellow citizens. I feel that we are being asked to take the short end of the stick here, please don't make it worse by agreeing with this application.

I'm also aware that "infill" makes sense as compared to the cost of extending services but everything has it's place. More infill here is just not good planning.

Sincerely
Lee Higgins
2000 Creekside Dr. Unit 502
Dundas, On L9H 7S7.....

506-2000 Creekside Drive
Dundas, Ontario
L9H 7S7

April 25, 2011

City of Hamilton
Planning and Economic Development Department
Planning Division – Development Planning – West Section
71 Main Street West, 5th floor
Hamilton, ON L8R 2K3

Attention: Cam Thomas

Dear Sir:

Re: File No: ZAC-09-0551/OPA-09-014

I am writing this letter in objection to the revised application by Alterra to build a 7-storey, 67 unit condominium apartment building in Block 11 at 2555 Creekside Drive in Dundas. The revised application does not address any of my previous concerns.

I am upset about the loss of our green space and the view of the escarpment. In addition there is a serious traffic problem in existence and the additional traffic generated by this development will compound the problem with more congestion. Parking spaces are unavailable for visitors now and more cars to come. The density problem is already severe. When you consider the senior residence at Amica, and all the residences of the four occupied condominiums, the addition of a 67 unit condominium apartment building puts the density for this area over the top.

Please keep me informed of your plans and meetings for this development. I will have further comments as I gather additional information.

Sincerely,

June shaw

Cc: Councillor Russ Powers, Ward 13

April 26, 2011
1000 Creekside Drive
Unit 203
Dundas, Ontario

Mr. Cameron Thomas
Planning and Economic Development Dept. City of Hamilton
Planning Division, West Section
71 Main St W, 5th Floor
Hamilton, Ontario

Dear Mr. Thomas;

I live in the above address and it makes me very angry to think that my view of the escarpment, and being able to watch the trains wend their way up the tracks could be removed by the construction of a high rise on the PR1 green space across the street. My comfort zone and peace of mind will be destroyed by the proposed adjustment to the zoning and planning for Block 11 at 2555 Creekside Drive.

I fail to understand how the promised view of the escarpment and the green space on that Block can be so inconsiderately changed without the consultation of the residents of Creekside Drive and Alterra. (and possibly with Amica who also has a vested interest in that block of land from an overview and shading consideration.

I deeply hope this proposed change by Alterra meets with huge disapproval.

Yours truly,

Ian Smith

2000 Creekside Drive, unit #306
Dundas, Ontario
L9H 7S7

April 24, 2011

Mr. Cam Thomas
City of Hamilton
Planning and Economic Development Department
Planning Division – Development Planning – West Section
71 Main Street West, 5th floor
Hamilton, ON L8R 2K3

Re: File No: ZAC-09-0551/OPA-09-014

Dear Sir,

Alterra's revised application for this building at 2555 Creekside Drive does in no way address our concerns, some of which are mentioned below. We are upset how our concerns seem to be totally ignored. We the residents here at 2000 Creekside Drive are all UNANIMOUS in opposing the seven storey condominium building being proposed.

Even now, there is rather too much traffic congestion on Creekside Drive. Vehicles, including emergency and service vans entering at both ends of Creekside Drive, are hard put to find parking space. Some of the residents of number 1000 are still to occupy their units, and congestion is increasing daily. It is getting dangerous for pedestrians, as a good proportion of seniors living here have to use canes or walkers. Having to cross Ogilvie Street to the grocery store is a hazard.

If the building at 2555 Creekside is permitted to go ahead, all view of the escarpment is lost. There will be lack or loss of all green space. There was misinformation by Alterra when our condos were purchased. They advertised a park across the street, not a large building. Green space is needed on Block 11 as this area is becoming increasingly overcrowded.

Please keep me informed of all meetings. I will have further comments later.

Yours Truly,

Mrs. Margaret Buchanan

605-2000 Creekside Drive
Dundas, Ontario
L9H 7S7

April 23, 2011

Mr. Cam Thomas
City of Hamilton
Planning and Economic Development Department
Planning Division – Development Planning – West Section
71 Main Street West, 5th floor
Hamilton, ON L8R 2K3

Re: File No: ZAC-09-0551/OPA-09-014

Dear Sir:

We are residents of the town of Dundas on Creekside Drive. A developer, Alterra, plans to build a large condo building on Block 11. The initial promise by the developer was to allow for green space or a small community centre, which would leave the place much less crowded for traffic and parking, and would be preferable to a large building.

We are opposed to the revised application that has not taken any of our previous concerns into consideration.

I would like to be informed of the progress in this matter.

Respectfully Yours,

Bob Von Massow

Cc: Russ Powers

3226 Douglas Street
Burlington, Ontario
L7N 1G7
April 26th, 2011
tele:

Mr. Cameron Thomas
City of Hamilton Planning and Economic Development Department
Planning Division – Development Planning – West Section
71 Main Street West, 5th Floor,
Hamilton, Ontario, L8R 2K3

Dear Mr. Cam Thomas;

My name is Barbara Smith, and I am co-owner of unit 203 at 1000 Creekside Drive in Dundas, Ontario. I am writing to tell you that I am most displeased and upset by the proposed application for changes being filed by Alterra concerning Block 11, at 2555 Creekside Drive in Dundas.

I am deeply concerned by the amount of traffic congestion that this will cause on Creekside Drive. The addition of 67 additional drivers, not to mention what Amica will add to the traffic flow, can in no way be considered safe or healthy for the residents already living there. The Drive is already narrow where the 2555 building is proposed, plus the reduced visibility of oncoming traffic because of the closeness to the road of this building will only add more danger to what already seems to be a congested area.

The loss of promised PR1 green space (ie Block 11) to the residents is a crime. I feel betrayed by the promise at the time of sale of a Clubhouse and green space in that area. The City of Hamilton's proposal to attend to the development of green space within the city cannot stop at the border of Dundas. Its policies must extend into surrounding regions or they have no credibility.

I hope that my concerns will be given serious consideration.

Respectfully,

Barbara Smith

605-2000 Creekside Drive
Dundas, Ontario
L9H 7S7

April 23, 2011

Mr. Cam Thomas
City of Hamilton
Planning and Economic Development Department
Planning Division – Development Planning – West Section
71 Main Street West, 5th floor
Hamilton, ON L8R 2K3

Re: File No: ZAC-09-0551/ORA-09-014

Dear Mr. Thomas –

We are residents of 2000 Creekside Drive in Dundas, and want to express our opposition to the plan by Alterra to put up a condominium building on Block 11 on Creekside Drive. We believe this will result in too much density for traffic and parking, and does not agree with promises of green space made by Alterra years ago.

I would like to be informed of any developments in this matter.

Sincerely,

Marie Von Massow

Cc: Russ Powers

3226 Douglas Street
Burlington, Ontario
L7N 1G7
April 26th, 2011
tele:
e-mail:

Mr. Cameron Thomas
City of Hamilton Planning and Economic Development Department
Planning Division – Development Planning – West Section
71 Main Street West, 5th Floor,
Hamilton, Ontario, L8R 2K3

Dear Mr. Cam Thomas;

My name is Barbara Smith, and I am co-owner of unit 203 at 1000 Creekside Drive in Dundas, Ontario. I am writing to tell you that I am most displeased and upset by the proposed application for changes being filed by Alterra concerning Block 11, at 2555 Creekside Drive in Dundas.

I am deeply concerned by the amount of traffic congestion that this will cause on Creekside Drive. The addition of 67 additional drivers, not to mention what Amica will add to the traffic flow, can in no way be considered safe or healthy for the residents already living there. The Drive is already narrow where the 2555 building is proposed, plus the reduced visibility of oncoming traffic because of the closeness to the road of this building will only add more danger to what already seems to be a congested area.

The loss of promised PR1 green space (ie Block 11) to the residents is a crime. I feel betrayed by the promise at the time of sale of a Clubhouse and green space in that area. The City of Hamilton's proposal to attend to the development of green space within the city cannot stop at the border of Dundas. Its policies must extend into surrounding regions or they have no credibility.

I hope that my concerns will be given serious consideration.

Respectfully,

Barbara Smith

Thomas, Cameron

From: Jared Marcus [Jared.Marcus@IBIGroup.com]
Sent: Tuesday, April 26, 2011 9:19 AM
To: Thomas, Cameron
Subject: RE: 848 Upper Wentworth

Hi Cam,

Our client has indicated that they are using the entire first floor of the building as salon space. The building footprint is approximately 1100sq.ft. There are two owners and two employees working. The site is currently accommodates 8 parking spaces in a similar orientation to what we have shown on the Preliminary Site Plan.

Regards,

Jared

From: Thomas, Cameron [mailto:Cameron.Thomas@hamilton.ca]
Sent: Wednesday, April 20, 2011 6:36 PM
To: Jared Marcus
Subject: 848 Upper Wentworth

Any further info about the proposed hair salon - ie. how big is it, how many employees? what is their parking like?

Thanks,

Cam

JEANETTE HERZOG

602 - 3000 Creekside Drive • Dundas • Ontario • L9H 7S8

April 25, 2011

E-MAILED TO ALL RECIPIENTS

Mr. Cam Thomas
City of Hamilton
Planning and Economic Development Department
Planning Division – Development Planning – West Section
71 Main Street West, 5th Floor
Hamilton, Ontario L8R 2K3

Dear Mr. Thomas;

**RE: Official Plan Amendment Application (File No. OPA-09-014), and
Zoning Amendment Application (File No. ZAC-09-055)**

I am writing you with great concern over the above application to construct a seven storey building in Block 11 at 2555 Creekside Dr. in Dundas.

When we purchased our condominium at 3000 Creekside Dr., we were given to understand that the property across the road from us was to be a green space. I believe if the construction of this building goes forward, the density and over-crowding on Creekside Dr. will be phenomenal. The traffic will be over the top, even now with people using Creekside as a short-cut between Hatt St. and Ogilvie the road is very busy. I can't imagine adding the vehicles from 67 more condominium apartments; it will be chaos, and endanger pedestrians wanting to cross the road safely.

I know, when we purchased our condo, our contract did not promise a view, but from any site plan I have looked at, 2555 Creekside is far too close to the road and will be too close to other buildings. Currently we enjoy the view of the escarpment and the town of Dundas, but that will be no more if 2555 is constructed. Our condo faces Creekside and we will lose our privacy on our balcony and with our windows facing 2555, we will feel we are living in a fish bowl for all the world to see.

In my opinion this safe, vibrant, healthy community is going to be over intensified and will look like a concrete jungle and spoil the overall appearance of Creekside and the town of Dundas.

Please give this application some very serious thought.

We would like to continue to live in our condo without the congestion. We have lived here for five years and enjoy the openness and small town atmosphere, please see that it stays this way.

Sincerely

Jeanette Herzog

cc: Councillor Russ Powers
Assistant to Councillor Russ Powers

Thomas, Cameron

From: pamela day [plday4@gmail.com]
Sent: Sunday, April 24, 2011 4:53 PM
To: Thomas, Cameron
Cc: Powers, Russ; VanderBeek, Arlene
Subject: Block 11 at 2555 Creekside Drive in Dundas

To :Cam Thomas, City of Hamilton
Planning and Economic Development Dept
Planning Division Development Planning-West Section

Dear Sir: RE: File #: OPA-09-014 & Zac-09-055

As a resident of Creekside Drive I wish to register my objections to a new Alterra condo being built, wh

This land is, and has been, zoned for green space only. There are valid reasons for keeping it that way!

Our area is already overcrowded. Services are stretched beyond limits, the narrow roads are in disrepair, sidewalks are broken and hazardous, parking is inadequate and village retailers are suffering due to the lack of walk-in sales.

In addition many of our residents are retired and some have special needs. Many walk slower, are afraid of falling and require walkers or canes to help them navigate across Ogilvie to get groceries and/or Hatt St. to frequent the stores and businesses there. Due to the building of 1000 Creekside an entire sidewalk has already been allowed to disappear. Crossing Hatt St. puts everybody's life in peril. Traffic in both these areas impede right and left turns for all vehicles and is extremely dangerous for both pedestrians and cyclists. You have only to check with our police, fire and ambulance staff to verify these facts.

The bottom line here is **QUALITY OF LIFE** and it puts the integrity of all of us on that line. Together we have the power, the strength and the influence to do what is right. That is to **KEEP THE GREEN SPACE. PROVIDE THE PARK THAT WAS PROMISED IN THE VERY BEGINNING.**

Please keep me informed of your progress. Your decision is vital to our community and to our faith in both the personal and collective decision making process.

Thank you.

Pamela Day, 301-2000 Creekside Dr. Dundas L9h 7S7

April 24,2011

Thomas, Cameron

From: Charles C
Sent: Sunday, April 24, 2011 7:14 AM
Cc: Thomas, Cameron; Powers, Russ; VanderBeek, Arlene
Subject: Fw: BLOCK 11 AT 2555 CREEKSIDE DRIVE DUNDAS

correction :: previous e:mail was fri.apr.22nd !!

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

From: Charles C
To: Cameron.Thomas@hamilton.ca
Cc: RUSS POWERS ; RUSS SECRETARY
Sent: Sunday, April 24, 2011 5:00 AM
Subject: BLOCK 11 AT 2555 CREEKSIDE DRIVE DUNDAS

In addition to my previous e:mail sat.apr.23rd. IT should be remembered that three of the bldgs (except bldg 2000 which was the first one built) the ENTER AND EXIT ROUND ABOUT TO THE FRONT ENTRANCE S got approval to eliminate the exits (not enough room) WHAT HAPPENED TO THE IDEA OF GREEN SPACE. Also emergency vehicles, elderly drivers etc. etc. have to back up a considerable distance to exit into the entrance driveway which is SHARED WITH BLDG 4000..THIS ALSO CAUSE LOSS OF VISITOR PARKING. Thankfully we got the city to allow street parking..again we were comprimised..why always us..the project across the road should not be allowed they have had many many breaks and priviledges beyond what they told the city their plans were many years ago and lied to us verbally and in their brochures and advertising..All of us are seniors and deserve your consideration..very disappointed and angry ..CHARLES CIMINO BLDG.3000 UNIT #605

Thomas, Cameron

From: Margaret Baulch
Sent: Sunday, April 24, 2011 12:17 PM
To: Thomas, Cameron
Cc: Powers, Russ
Subject: Block 11 at 2555 Creekside Drive in Dundas

Regarding the above situation, I strongly oppose the possibility of another building on Creekside Drive. I live in 4000 Creekside Drive and a building between us and Amica is in opposition to the green space we were promised by the builder (Alterra) and which was a part of our agreement when we bought the unit.

Creekside Drive is already a very busy road with the traffic from the four buildings and even more traffic would be extremely dangerous for pedestrians. Also, another building would be too near to the buildings already here and our privacy would be in jeopardy.

Another building on our green space is unnecessary and definitely too intrusive.

Margaret Baulch, Unit 703, 4000 Creekside Drive, Dundas, Ontario L9H 7S9

Thomas, Cameron

From: Charlotte Lavigne
Sent: Sunday, April 24, 2011 1:54 PM
To: Thomas, Cameron
Subject: Amendment Applications

Mr. Thomas,

We oppose the Amendment Applications OPA-09-014 and the Zoning By-law Amendment Application SZAC-09-055 for the following reasons:

File No OPA-09-014 - Building permit

Dundas already has a high density problem with the existing 4 condos and also with the existing and future residents of Amica. The intersection At Governors and Ogilvy cannot handle the traffic. Adding the people residing in a 67 unit condo will further strain the capability of traffic flow. Pedestrians now have enough difficulty using the intersection, how would they manage with the increased traffic?

If the condo building at 2555 Creekside Drive is erected and when the the additions to Amica are finished, the effect will be that of a concrete jungle. All these buildings will give the appearance of tenement living with no privacy for the residents living there. The scenery will be that of the neighbours' windows and balconies.

Dundas is losing its small town atmosphere and the attitudes and curtesy of a small town. The addition of 150+ people will destroy this.

File No ZAC-09-055 - Zoning amendment

Dundas is losing valuable green space. Green space is essential for the well being of Dundas residents in having a calming effect and relief from concrete and bricks. There was a small area of green space between 1000 and 2000 Creekside Drive. The developer was granted a permit to destroy it and create parking spaces instead. It is quite unattractive to look at.

When we bought our unit in November 1998 we were promised a clubhouse when construction when construction of the 4 condos was finished. It would serve 77 Governors and those on Creekside Drive. That is NOT happening,

Block 11 MUST remain zoned PR1 and be under Public and Recreation regulations. If this is lost then property values will decrease.

We hope that you will take consideration of these objections and also acknowledge receipt of this e-mail

Leo Lavigne Charlotte Lavigne

l.c.lavigne@bell.net

cc Russ Powers

Thomas, Cameron

From: Peter Baulch
Sent: Sunday, April 24, 2011 12:35 PM
To: Thomas, Cameron
Cc: Powers, Russ
Subject: Block 11 at 2555 Creekside Drive, Dundas

I wish to register my opposition to the rezoning of Block 11 @ 2555 Creekside Drive, Dundas as in Official Plan Amendment Application (File #OPA- 09-014) and Zoning Amendment Application (File #ZAC-09-055). My objections are 1) Green space in Block 11 was promised by the by the builder, 2) It will cause high density with over-crowding in our area. 3) Loss of privacy as the proposed building is too high and too close to the road, 4) Too much traffic on the small road. Peter Baulch, Unit 703, 4000 Creekside Drive, Dundas, Ontario, L9H 7S9 Tel: 9

Thomas, Cameron

From: paulo [mailto:paulo@alterra.com]
Sent: Sunday, April 24, 2011 12:57 PM
To: Thomas, Cameron
Cc: Powers, Russ; VanderBeek, Arlene; paulo
Subject: re: opposition to building on 2555 Creekside Drive in Dundas

This letter is in opposition to building in 2555 Creekside Drive in Dundas, known as "Amendment application (file no. OPA-09-014), and Zoning Amendment application (File no.ZAC-09-055).

Dear Sir,

If in fact, if it is true. The original 4 buildings were supposed to be 6 storeys and were allowed to be 9 storeys in exchange for a green space on 2555 Creekside Drive, I do not see the point of having to send a letter opposing the construction on the site known as 2555. Alterra got 12 more storeys on that deal. Therefore, the answer to the present request is only, "DENIED". You, (they) should honour the previous agreement. No if's or but's. I hope you take this into consideration. Regards

Paulo Sousa
4000 Creekside drive
Dundas, Ontario
L9H-7S9

Thomas, Cameron

From: Tom Dorman [mailto:]
Sent: Friday, April 22, 2011 8:47 AM
To: Thomas, Cameron
Cc: Powers, Russ; VanderBeek, Arlene
Subject: Letter of Opposition

Mr. Cam Thomas
City of Hamilton Planning and Economic Development Department
71 Main Street West, 5th Floor
Hamilton, Ontario L8R 2K3

Dear Mr. Thomas;

As an owner of Unit 708, 1000 Creekside Drive, I am writing regarding to express my concern regarding and opposition to:

Zoning Amendment Application (File No. ZAC-09-055), and

Official Plan Amendment Application (File No. OPA-09-014)

The primary reason that I purchased my condominium at 1000 Creekside Drive was to ensure that in my retirement I would live in a quiet, uncongested and safe "village setting", with open areas and surrounded by natural green space and parklands.

Clearly the proposed changes referenced above will impact the character of the Spencer Creek Village by increasing the population density, traffic flow, parking problems and safety concerns for pedestrians. Additionally the reduction in parkland and open space alters the feel and perception of a quaint village setting.

Of equal concern is the directional change that appears to be occurring at the political and land development levels in Dundas, which could sadly signal a movement to an entirely different community than I envisioned when I selected the area as my retirement destination.

Please consider my viewpoint and support my opposition to the proposed changes.

Regards,

Tom Dorman, Owner
1000 Creekside Drive, #708
Dundas, ON

Thomas, Cameron

From: Charles C [r]
Sent: Sunday, April 24, 2011 7:01 AM
To: Thomas, Cameron
Cc: Powers, Russ; VanderBeek, Arlene
Subject: BLOCK 11 AT 2555 CREEKSIDE DRIVE DUNDAS

In addition to my previous e:mail sat.apr.23rd. IT should be remembered that three of the bldgs (except bldg 2000 which was the first one built) the ENTER AND EXIT ROUND ABOUT TO THE FRONT ENTRANCE S got approval to eliminate the exits (not enough room) WHAT HAPPENED TO THE IDEA OF GREEN SPACE. Also emergency vehicles, elderly drivers etc.etc.have to back up a considerable distance to exit into the entrance driveway which is SHARED WITH BLDG 4000..THIS ALSO CAUSE LOSS OF VISITOR PARKING.Thankfully we got the city to allow street parking..again we were comprimised..why always us..the project across the road should not be allowed they have had many many breaks and priviledges beyond what they told the city their plans were many years ago and lied to us verbally and in their brochures and advertising..All of us are seniors and deserve your consideration..very disappointed and angry ..CHARLES CIMINO BLDG.3000 UNIT #605

Thomas, Cameron

From: D. Tuff [

Sent: Friday, April 22, 2011 10:39 AM

To: Thomas, Cameron

Re Zoning By-Law Amendment

As an owner and resident of Condo 601 @ 2000 Creekside, I again expect the revised proposal request be refused!

The Dundas Zoning By-Law for 2555 Creekside Dr., permits the building of a clubhouse surrounded by green space!

I would definitely not have acquired my condo if I had known the By-Law would be changed to allow for another condo building in such a restricted area, creating problems of over-crowding and traffic, environmentally damaged loss of green space, and causing a venturi equally hazardous conditions for walking in our part of Dundas.

Doreen A. Tuff

Thomas, Cameron

From: M RIDER

Sent: Friday, April 22, 2011 1:01 PM

To: Thomas, Cameron

Subject: Proposed Erection of Apartment Buildings at 2555 Creekside.Dundas.Ont.

I reside at 2000 Creekside Drive, Dundas,Ont. - right opposite and facing the current area that the VERY large -(so called reduced plan but still almost as high as the 9 story first being proposed) - for this location. This is a complete false and a bad turnabout to what was originally advertised for this space. We were led to believe - by the people selling these Condominiums - on this side of Creekside Drive - and the advertising, not to mention the original broacher with a coloured "view" of a very pleasant green space, with a possible 2 story recreation facility added on.This was acceptable to the buyers (including me!) and worth paying the extra money for the view, and especially being able to look at the Escarpment in all all the different seasons.It was very misleading.

The buildings that we are threatend with, will be noisy,dirty and with a lot of mess blowing to our Condo's -plus a great load of trucks coming and going during construction (Creekside already has a lot of traffic) Then, when they finally finish, we will have a great bank of widows, VERY close - to look at, or look in or be locked back here, what a miserable thing that would be.

I do hope this won't be allowed, densification should be hopefully and seriously considered.

Yours truly,

Mavis S. Rider

Suite 302

3000 Creekside Drive

Dundas, Ontario

L9H 7S7

Thomas, Cameron

From: _____
Sent: Friday, April 22, 2011 2:02 PM
To: Thomas, Cameron; Powers, Russ
Subject: Fwd: condo?

Hi there - took my parents on a tour of Amica this week and see the blue boards all around the spare piece of land there - understand that condo building #5 may go up despite prior promises of it being kept for greenspace/parkland?

Wondered if you could fill us in as to how likely this is to go ahead as I don't imagine living upon a construction site for 1 year + would be very pleasant? Seems that there is precious little space to sit outside there as it is, no walking track or even a tree to sit under and of course these are features plus some peace and quiet (plus some light or a view from their unit) that folks seek in a retirement residence.

Perhaps you can keep me informed about the status of that application?

Many thanks,
Anne

Thomas, Cameron

From: Don Symons
Sent: Friday, April 22, 2011 2:34 PM
To: Thomas, Cameron
Subject: Spencer Creek Village

I am writing to comment of File No. OPA-09-014 and ZAC-09-055 regarding the zoning amendment to the "Spencer Creek Village"

As a citizen of Dundas for 5 years and living with the above property backing onto my property, my initial concern is with more construction noise for the time it takes to build the amended project. That is just temporary and manageable although I would prefer to avoid it.

Secondly and more importantly is my concern for the overall well being of Dundas, the citizens of Hamilton, the local businesses and any tourist visiting the area. I believe many people are attracted to Dundas for its small town feel, unique shops and a natural setting. So, one building might not have any effect on that perception. But sooner or later the long term and cumulative effects of constantly increasing the downtown density of a very small area within Dundas will dramatically change the overall feel and effect all citizens of this area. The increased density will effect the already troubled traffic flow into and out of the area. The deficiency regarding pedestrian traffic will be magnified with a larger population. All adding up to decreased tourism due to an uncomfortable journey to and from this area, as well as, a scary walk within the area. Which will have a negative effect to the unique shops within the "old downtown" area of Dundas.

The end result changes Dundas from having a small town feel, unique shops and a natural setting to a high density area with poor driving and walking condition, empty store fronts and less green space.

This may have a temporary increase in property tax for the City of Hamilton, but in the long run, it will cost much more than it will bring in.

We need to look at the big picture and draw the line on changing a beautiful unique town into a continuation of downtown hamilton.

Please deny this application and consider improving what we have first before trying to add more.

Thank you for your time,
Don Symons
30 Hope Street
Dundas, Ontario
L9H 2M2

Thomas, Cameron

From:
Sent: Friday, April 22, 2011 3:49 PM
To: Thomas, Cameron
Subject: revised application blk.11 2555 creekside dr.dundas

official plan OPA-09-014 ZONE AMENDMENT ZAC-09-055..Okay here wwe go again,,builders apply to city all with all these promises ..then make changes to there plans after beginning construction as ALTERRA has already done on the previous construction of the 4 blkdgs now on creekside..GREEN space has already been compromised on the construction OG000,m2000,3000,4000 bldgs..please do not let this happen ..i talked to a supervisor and he said ALTERRA WILL BUILD NO MATTER WHAT WE SAY OR DO INCLUDING CITY COUNCILLORS..AkIso for your info look at the amica bldg..they loose their view including those in some of our blkdgs..I was told by sales people that there was to be a parkacross the road,also the valley architectural factory on hatt was owned by the city and will be a future greenspoaca.FOR ONCE STAND BY OWNERS WHO INVESTED THOUSANDS TO BUY AND PAY OVERTAXED TAXES COMPARED TO HOME OWNERS FOR OUR "HOMES" TAKE CARE CHARLES CIMINO 3000 CREEKSIDE DRIVE 905-628-4321

Thomas, Cameron

From: Barbara Bayne []
Sent: Friday, April 22, 2011 4:28 PM
To: Thomas, Cameron
Cc: Powers, Russ
Subject: Application to build in Block 11 at 2555 Creekside Drive in Dundas

Dear Mr Thomas,

I wish to oppose building another condominium on Creekside Drive.

It would be so close to the other condominiums that the street would look like a tunnel of concrete. And the view of the Escarpment would be lost for people in the present condominiums. As for the residents in Amica, they now have a siting area outside above the garage which would be shut in by a tall building right next to them. If they cannot walk where else can they sit outside? Surely such crowding is not permitted.

It is very convenient to be able to walk to the grocery and other shops but so many people, many with handicaps and in wheelchairs trying to cross Creekside Drive would be a major traffic hazard.

With great feelings of concern, I am,
Yours sincerely, Barbara Bayne

Paul Manoian
305-2000 Creekside Dr.
Dundas, ON L9H 7S7

April 20, 2011

Cam Thomas, City of Hamilton, Planning and Economic Development Department
Planning Division – Development Planning – West Section
71 Main Street West, 5th floor
Hamilton, ON L8R 2K3

Dear. Mr. Thomas

This letter is in response to Alterra's revised application for lands at 2555 Creekside Drive in Dundas as described in the Official Plan Amendment Application (File No. OPA-09-014) and the Zoning Amendment Application (File No. ZAC-09-055). The proposed amendments do not address any of our previous concerns. I am very upset about this whole situation for several reasons.

First of all, the town of Dundas has made agreements with Alterra about providing green space in the Spencer Creek Village, and now they are going back on their promise. Buildings 1000, 2000, 3000 and 4000 Creekside were originally supposed to be 6 stories high in accordance with the town of Dundas' requirements. However, the town agreed to let Alterra build four 9 storey buildings in exchange for green space in Block 11. Furthermore, the City of Hamilton let Amica increase the number of residents in their building because the shortage of open space would be offset by the green space in Block 11. This area is going to become a concrete jungle if there is no green space permitted. Not only would it be nice for residents to be able to enjoy the outdoors with the green space in Block 11, but it would be good for the environment.

Secondly, parking and traffic is already a concern in this area. The buildings currently on Creekside Drive do not have sufficient visitor parking, and as a result, people are forced to park on the street, which makes it difficult to see oncoming traffic. The increase in traffic another apartment building would bring will make it even more difficult for pedestrians to cross this street. Many of us use walkers and already have a hard time getting around.

Thank you for your consideration in this matter.

Sincerely,

Paul Manoian

Paul Manolian
305-2000 Creekside Dr.
Dundas, ON L9H 7S7

April 20, 2011

Cam Thomas, City of Hamilton, Planning and Economic Development Department
Planning Division – Development Planning – West Section
71 Main Street West, 5th floor
Hamilton, ON L8R 2K3

Dear Mr. Thomas

This letter is in response to Alterra's revised application for lands at 2555 Creekside Drive in Dundas as described in the Official Plan Amendment Application (File No. OPA-09-014) and the Zoning Amendment Application (File No. ZAC-09-055). The proposed amendments do not address any of our previous concerns. I am very upset about this whole situation for several reasons.

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Secondly, parking and traffic is already a concern in this area. The buildings currently on Creekside Drive do not have sufficient visitor parking, and as a result, people are forced to park on the street, which makes it difficult to see oncoming traffic. The increase in traffic another apartment building would bring will make it even more difficult for pedestrians to cross this street. Many of us use walkers and already have a hard time getting around.

Thank you for your consideration in this matter.

Sincerely,

Paul Manolian

Thomas, Cameron

From: Roy McKay []
Sent: Saturday, April 23, 2011 4:12 PM
To: Thomas, Cameron
Cc: Powers, Russ; Bill MacIntosh; VanderBeek, Arlene
Subject: Objection to Revised Application to OPA-09-014 & ZAC-09-055 (2555 Creekside Dr.)

Dear Cam:

Please read our attachment that describes in more detail why we oppose the revised application to build a 7 storey, 67 unit condominium apartment building in Block 11 at 2555 Creekside Drive in Dundas.

To summarize our issues are:

- green space was promised at time of purchase
- green space is an offset to the four 9 storey condos on Creekside
- safety concerns from increased traffic and parking on Creekside
- increased traffic congestion exiting Creekside Drive
- unacceptable increase in population density for our small block
- green space needed for community health
- increased traffic congestion at Ogilvie St and Governors Road
- proposed high building will affect fabric and ambience of Downtown Dundas

Please keep us informed of any information and decisions regarding this application.

Roy McKay

Thomas, Cameron

From: Phillip Perelgut [,]
Sent: Saturday, April 23, 2011 3:24 PM
To: Thomas, Cameron
Cc: Powers, Russ
Subject: revised application for building in Block 11 at 2555 Creekside in Dundas

Mr. Cam Thomas
City of Hamilton
Planning and Economic Development Department
Planning Division-Development Planning-West Section
71 Main Street West, 5th Floor
Hamilton, Ontario L8R 2K3

Dear Mr. Jackson,

With regard to the revised application for a 67 unit condominium apartment building in Block 11 at 2555 Creekside Drive in Dundas I do not see where the builder has addressed our concerns for this project.

There was a mid 1990's agreement within for 2555 Creekside Drive for 2000 square feet of green space and a 2 storey community centre approved by Dundas Town Council. I have serious concerns about the lack of green space that was originally promised for this piece of land as the builder is now renegeing on what was told to the original buyers when we purchased our condos. The green space and rec centre are now not part of his proposal. His new proposal puts the building too close to the road and to other buildings.

At present the traffic on Creekside Drive proves to be quite heavy with people using it as a short cut to and from Ogilvie Drive and Hatt Street. This is hazardous for the residents of the 4 condo buildings and Amica residents who happen to be out walking or trying to cross the road. If another 67 units are allowed can you imagine the terrible impact it would have on traffic and parking problems as it is a narrow road makes it difficult to have 2 way traffic on that road.

At present we have been paying a healthy amount of taxes for our condos and are not receiving any benefit for amounts that should be allocated for garbage collection and snow clearing by the city. What is happening to our allocation for this? If the builder preceeds as he wants we will be in limbo with these taxes for another 5 years and that seems ridiculous as our taxes should be adjusted and not increased as proposed.

The 7 storey building and mechanical penthouse would then block the view and sunshine that was in the original published plans that were presented to the people who purchased their condos in good faith and now face a complete reversal of what was originally passed as what we could expect for this block.

I would hope that the powers that be will take into consideration all the negatives that there are and not allow the proposed revised application to be approved.

Yours truly,

Mrs. Irma Perelgut
2000 Creekside Drive, Unit 706
Dundas, Ontario. L9h 7S7

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April, 2011

TO: Cam Thomas, Alexandra Rawlings, Brenda Khes et al;

Dear Ladies and Gentlemen;

REGARDING: PLANNING FOR PEOPLE, (OPA-09-014 and ZAC-09-055, BLOCK 11, 2555 Creekside)

More than ½ century ago the Ontario Government created an ad hoc team of planners, educators, and professional municipal administrators to develop and publish several editions of a comprehensive manual titled STANDARDS and DEFINITIONS OF TERMS as a guide for planners of primarily parks, open space and recreation facilities in Ontario. The standards of 20 - 30 acres of open space per 1000 population as supported by the NRPA (USA) and most Canadian associations and Governments; has not been altered to this date with the noted exception that the 'service radius' of 200 yards and 500 square foot minimum size should be questioned given the obvious aging demographic population in Dundas currently.

Clearly, urban intensification coupled with so-called green belt regulations have skewed effective planning principles as reflected in the ridiculous CONDO ALLEY along the Toronto Waterfront; for example.

Small town Dundas appears to be headed the same way unless 'people' come to their senses sooner rather than later and Spencer Creek Village is an obvious example of what can go so wrong!

A significant number of owners and tenants along Hatt and Creekside have mobility limitations hence there is an overwhelming need for accessible walkways, roads, sidewalks etc., within ¼ to ½ mile of a ten acre public park to meet the minimum standard. Open space is part of the MASTER PLAN for Dundas and the original site plan for BLOCK 11 was depicted on sales fliers used by the developers in selling the Alterra, Urban Horse, and Amica projects; showing clearly park/green space and a two level adult recreation complex thus meeting the OFFICIAL MASTER PLAN objectives. An inventory of OPEN SPACE in this newly developed area must be verified.

Departure from the OFFICIAL MASTER (site) PLAN is not consistent with the current and future needs of the people in this area of Dundas. The proposed amendment(s) must be denied.

Sincerely,

J. Doug Paton, M.A., RDMR(F), C.P.L., (807-2000 Creekside)

Thomas, Cameron

From: Margaret Baird
Sent: Saturday, April 23, 2011 5:13 PM
To: Powers, Russ; VanderBeek, Arlene; Thomas, Cameron
Subject: Letter of Opposition.

Dear Mr. Thomas,

I wish to state my opposition to the amended plan for 2555 Creekside Drive in Dundas. It in no way addresses the issues I raised in my previous letter.

The existing buildings on Creekside Drive must make this one of the most highly populated streets in the area and the addition of another large building increases the danger to

pedestrians, of which there are many.

Also the original offering for this development included green space, on the grounds of which many of us decided to buy.

Sincerely, Margaret B. Baird,
606-Creekside Drive,
Dundas,
ON, L9H 7S7

4000 Creekside Drive
Suite 702
Dundas, Ontario
L9H 7S9

April 23, 2011

Mr. Cam Thomas
City of Hamilton
Planning and Economic Development Department
Planning Division – Development Planning – West Section
71 Main Street West, 5th Floor
Hamilton, Ontario
L8R 2K3

Dear Mr Thomas;

Re: Objection to Official Plan Amendment Application (File No. OPA - 09 – 014) &
Zoning Amendment Application (File No. ZAC – 09 – 055)

We oppose the revised application to build a 7 Storey, 67 unit condominium apartment building in Block 11 at 2555 Creekside Drive, Dundas. Our concerns are as follows:

1. When we purchased our unit, we were told that the vacant land across the street would have a green space and a recreation facility that the four (future and existing) condominiums on Creekside Drive could use. The Plan and model on display at the sales office by the developer Alterra Spencer Creek showed this green space. This was one reason for us purchasing our unit. We feel that this is misrepresentation and deceitful by the developer to now submit an application to change the green space to a condominium building.
2. We have now learned that the green space in Block 11 was an offset under Sec. 37 to allow the building of the four 9 storey condominium buildings on Creekside Drive. This application is a contravention of the agreement between the developer and the City of Hamilton and the Province of Ontario.
3. Creekside Drive has been designated as visitor parking for 1000, 2000, 3000, and 4000 Creekside Drive. Parking is already congested as employees at AMICA and Downtown Dundas park on Creekside Drive. Visitor parking will be further reduced and does not meet City planning requirements.
4. There is a high level of traffic on Creekside Drive from local residents using Creekside as a short cut. Residents on Creekside Drive already have difficulty egressing the parking garage and accessing Hatt Street or Ogilvie Street. The approved extension of the AMICA and Rexall Drug complex in the future will exacerbate this problem. The proposed 2555 condominium will add even more vehicles and create even greater traffic congestion.
5. The majority of residents living in the four condominiums on Creekside Drive and those living in AMICA are seniors and many have mobility issues. Seniors also have slower reaction capabilities. The parking and the high level of traffic on Creekside Drive is a safety concern to many of the seniors who walk and drive. The proposed 2555 condominium adds more vehicles. It is only a matter of time until there is a fatal accident. Even a minor accident has long term

medical issues for a senior. We strongly oppose this application for our neighbours' and our safety.

6. A City of Hamilton Development Study shows that the density level is already at 90% for Dundas and that was before completion of 1000 Creekside Drive Condominium and the future extension of the AMICA retirement home. The population density on Creekside Drive will exceed the planning guidelines for this small area if this application is approved. Green space is needed for health benefits to the area residents and for the Dundas downtown core.
7. The traffic congestion at Governors Road and Ogilvie Street will be significantly increased with this proposal.
8. Original design criteria from the Dundas DMP proposed that the height of the buildings be reduced as they got closer to the downtown core of 2 Stories. The approved plan shows 5 stories for the extension from AMICA along Hatt Street. The building of high structures as proposed will affect the fabric and ambience of Downtown Dundas. If this proposal is considered by the City of Hamilton, we strongly recommend that the building in Block 11 not exceed five stories as per the approved Dundas DMP.

We strongly object to this proposed Official Plan Amendment and Zoning By-Law Amendment. We would very much like to continue being informed of all aspects tied to these two applications and to receive any staff reports tied to them and to be notified of any public meetings related to them.

Sincerely,

Roy McKay, P. Eng
Director WSCC 428

Patricia McKay

Cc Russ Powers

Re: File No: OPA-09-014 and ZAC-09-055

We are filing an objection to the application for an amendment to the Official Plan and zoning by-laws regarding the above referenced file number, namely the;

Proposed 9 Storey, 90 Unit Condominium Apartment Building

2555 Creekside Drive Dundas, Ontario

My wife and I have been residents of the Town of Dundas since 1955. We closed on our condominium at 4000 Creekside in March of 2008 and have resided there since. This purchase was in the works for over four years. I am 84 years old and my wife is 76. We purchased our condominium on the express understanding that the property under application would remain green, as a buffer to all that would be constructed around it or, at most, would house a two-storey recreation centre for use by the residents of the Creekside development. We understood that the developer was granted approval to increase construction height to nine floors from the original six, specifically as a result of this condition. We further understood that the entire redevelopment project would likely not have been approved at the time, had it included a fifth residential building; the very same thing that is currently the subject matter of this application. The City of Hamilton set specific density limits for the entire Spencer Creek Village site in order to "maintain the overall population for this site as originally approved by the Town of Dundas." They did so by way of a 2005 amendment to the Dundas Official Plan.

All of this ought to be more than sufficient grounds to defeat this application. Quite apart from whether we should be able to rely on the word of the developer or, if not, pursue a course of action against them; we certainly should be able to rely on our government.

The current discussion surrounding density fails to take into consideration the Amica retirement home. Amica does not possess adequate or sufficient parking. Creekside visitor parking is exceedingly limited. We understand that a new commercial building is being constructed in the area, as well as the fact that St. Joseph's Villa is considering an expansion of condominiums. Traffic is already congested. Density is already too high. This situation should not be aggravated further.

Many of the people that live in this development are elderly. Some are infirm. They experience more

Thomas, Cameron

From: Morris and Shirley Waxman [nr]
Sent: Saturday, April 23, 2011 1:56 PM
To: Thomas, Cameron; Powers, Russ; VanderBeek, Arlene
Subject: FW: Objection to File No: OPA-09-014 and ZAC-09-055

We are forwarding you our original letter, which is equally relevant today as it was when first sent. We wish to simply add, however, that in all the application and proposed amendment procedures, no consideration seems to be given to for the effects on human health, the age of the population or, the density of the area.

From: morrisandshirleywaxman@hotmail.com
To: cameron.thomas@hamilton.ca
CC: city.clerk@hamilton.ca; russ.powers@hamilton.ca; paul.mallard@hamilton.ca; steve.robichaud@hamilton.ca
Subject: Objection to File No: OPA-09-014 and ZAC-09-055
Date: Mon, 1 Feb 2010 20:33:57 -0500

February 1st, 2010

Cam Thomas

City of Hamilton,

Planning and Economic Development Department,

Planning Division-Development Planning- West Section

77 James Street North, Suite 400

Hamilton, ON L8R 2K3

cc: *City Clerk, Economic Development & Planning Committee

*Russ Powers, Councillor, Ward 13

*P. Mallard, Director, Planning Division

*S. Robichaud, Manager, Planning Division

Gentlemen:

than enough difficulty in crossing the street as things are. Creekside Drive is already used as a shortcut for Hatt Street and Ogilvie. There are no speed bumps or crosswalks and too few stop signs or traffic lights. Increasing the population density even more, with the concomitant increase in traffic would only add insult to injury. These same people have endured the inconvenience and adverse conditions of construction for going on eight years now and would like to get on with their lives. Enough is enough.

Finally, your letter requesting a response by February 8th, 2010 was postmarked January 17th, 2010. Many people are away this time of year. Clearly, this application process began some time ago. If we were cynical, we might draw some adverse inference from this truncated response time.

We would be obliged, if you would keep us apprised of all matters relating to this application, including but not limited to; all meetings, correspondence and reports.

Yours very truly,

Morris and Shirley Waxman

4000 Creekside Drive, PH 5

Dundas, ON L9H 7S9

Mr. Cam Thomas
Planning and Economic Development Department
Planning Division – Development Planning – West Section
City of Hamilton

April 23, 2011

RE: File No: OPA-09-014 and ZAC-09-055

Dear Mr. Thomas:

We strongly oppose the construction of a seven storey condominium building at 2555 Creekside Drive.

The original Official Plan and Zoning By-Law for the land at this location appropriately designated a green /recreation space to primarily serve the residents of the four Creekside Drive condominiums and the Amica retirement home. Having a green space here is critical to the sustainability of a healthy, liveable environment in this already densely populated area. Population density will be significantly increased with the development of the already approved Amica and Rexall extensions. Without the relief of an adequate green/park/open space, the Creekside community would become a much more compressed high rise ghetto:

- too many buildings
- too many shadows
- too many people
- too many cars
- too little parking
- too much traffic

This is not the scenario we expected when we purchased our condo at 1000 Creekside Drive.

Preserving appropriate green space would foster the development of a “Creekside Village”, a vision very much in keeping with the idyllic character of Dundas. Jane Jacobs, the late internationally acclaimed urban critic and planner, would have strongly approved of this “people friendly village” concept. Inserting another large condo into the heart of this area would obviously be a major benefit to the developer, but a major liability to the existing Creekside Drive and Amica residents and a negative addition to the town of Dundas.

As to traffic, high numbers of cars currently travel at high and often illegal speeds along Creekside Drive and Ogilvie Street. Many drivers use Creekside Drive as a shortcut to avoid the stop lights at Hatt and Ogilvie. There are no speed limit signs or speed bumps on Creekside. There already have been accidents at the intersections of Creekside Drive and Ogilvie, and of Hatt Street and Ogilvie. The many seniors in the area have considerable difficulty crossing Ogilvie safely. The large volume of cars entering and exiting the Metro supermarket, day and night, significantly compounds the traffic problem. Another large condo, adding more people and more cars, will significantly increase the risk to pedestrians and drivers.

For many important reasons, a green/ recreation space, instead of another large condo is what is needed here. This would be consistent with the City of Hamilton's goal to minimize the impact of development on existing neighbourhoods, and is clearly the right solution for the Creekside community and for the town of Dundas.

Sincerely,

Rudy and Jane Heinzl
201-1000 Creekside Drive
Dundas ON

c. Russ Powers
Councillor, City of Hamilton

Thomas, Cameron

From: Daphne
Sent: Friday, April 22, 2011 10:44 PM
To: Thomas, Cameron
Subject: 2555 Creekside proposal

807-3000 Creekside Drive
Dundas, ON L9H 7S8

April 22, 2011

Cam Thomas
City of Hamilton
Planning and Economic Development Department
Planning Division – Development Planning – West Section
71 Main Street West, 5th Floor
Hamilton ON L8R 2K3
Cameron.Thomas@hamilton.ca

Dear Mr. Thomas,

Re Official Amendment application (File No. OPA-09-014)
Re Zoning By-law Amendment Application (File No. ZAC-09-055)

Here we go again! Alterra makes a slight change to a monstrous proposition and seems to think we, the residents across the street, will be happy, go away and leave him to break his promise. What's more his proposed plans for # 2555 Creekside, amended or not, will still ruin the development for owners in 2000, 3000 and part of 4000 Creekside:

- The traffic will increase to an intolerable degree
- The street will now become a wind tunnel
- The view, which Alterra advertised in the sales brochures, for those living on the east sides of the buildings will be blocked
- Similarly the amount of light will be decreased drastically
- The green space and small recreation centre which were part of the original sales pitch will disappear
- The density will be extremely high and the traffic will be so intense as to be a hazard for many of the elderly who were attracted to the original design as a place to live out the rest of their days
- Research has been done to show that elderly people benefit immensely from green areas close by in which to walk. This was clearly presented by a resident of Amica
- The value of our units will undoubtedly decrease; people like a bit of green rather than a concrete jungle

Thomas, Cameron

From: annemarie drieman
Sent: Friday, April 22, 2011 4:27 PM
To: Thomas, Cameron
Cc: Powers, Russ; VanderBeek, Arlene
Subject: Re: File No. OPA -09-014 and File.No. ZAC-09-055

Mr. Cam Thomas
City of Hamilton
Planning and Economic development Dept.

Re: File no. OPA -09-014
File no. ZAC-09-055

Dear Mr. Thomas,

I have received your notification about the revised application from Alterra Inc. via Cornacchia Planning Services to amend the Zoning By-law and the former Town of Dundas Official Plan concerning "Spencer Creek Village".

Unfortunately, this revised application does not at all address any of the concerns and objections I have stated in my previous letter about this project. Therefore, I feel obliged to recapitulate my objection to these applications.

1) The parcel of land concerned (Block 11) is situated in the center of a development named "Spencer Creek Village". The original plan for this "village" shows all buildings to be erected around this center block, which was designated as a recreation area consisting of green space and a low-rise recreation building. An attractive plan that maintains a town like character, fitting in quite well with the surrounding area. This had been officially approved by the former Town of Dundas and was presented to us at the time of purchase of our condo in the year 2002. It was one of the main reasons we decided to buy.

With his building proposal, the developer negates on his promises.

2) A large high-rise condominium complex on Block 11 will seriously jeopardize not only the character of "Spencer Creek Village", but also of Dundas itself. It will definitely have a large negative impact on the inhabitants of the "Village" since it will:

a) obstruct the views from the present buildings of the picturesque town of Dundas and surroundings. These views were used as an attractive point of sale, widely advertised and emphasized by this same developer. The loss of this view will result in the lowering of the re-sale value of the condos on the street side.

b) Increase the population density in this corner of Dundas to a level far out of proportion to the rest of the town and create traffic and parking problems on Creekside Drive.

For all the above reasons I am strongly opposed to the aforementioned amendment proposals. I would like to be added as a party to the hearings that may arise from these applications.

Yours very truly,

Daphne M. Payne

Daphne M. Payne

cc: Councillor Russ Powers, Ward 13, rpowers@hamilton.ca

Because of the above mentioned reasons, I strongly object to the approval of the amendments.

Yours truly,

Francis X. Drieman
805-2000 Creekside Drive
Dundas, On
L9H 7S7

Laura Mestelman

1000 CREEKSIDE DRIVE, APT. 306, DUNDAS, ONTARIO, CANADA L9H 7S6

APRIL 22, 2011

Mr. Cam Thomas
City of Hamilton Planning and Economic Development Department
Planning Division - Development Planning - West Section
71 Main Street West, 5th Floor
Hamilton, Ontario L8E 2K3

Sent by FAX to: 905-540-6142
Also sent by email to: Cameron.Thomas@hamilton.ca

Dear Mr. Thomas,

RE: - Zoning Amendment Application (File No. ZAC-09-065)
- Official Plan Amendment Application (File No. OPA-09-014)

As per the request for community comment on the above noted rezoning & building applications made by Alterra last month, I am writing to express my very strong opposition. While I live in building 1000 with windows facing Spencer Creek, and thus would not have my view changed by this potential construction, there are a number of issues I wish to place on the record.

First of all, current Block 11 zoning (PR1, public green space) has been a significant part of the overall Spencer Creek Village plan since its inception in the late-1990s. Promotional visual presentations and statements to the Dundas Town Council (reported in local newspapers) maintained for many years that this plot of land would be kept green space (perhaps with a 2-story recreation building). This assurance was repeatedly given to a very broad range of interested parties starting at the initial pre-sales event at a restaurant near Main Street and Governor's Road that both my husband and I attended.

I know owners in 77 Governor's Road (the first of the Spencer Creek Village buildings to be constructed) who are quite certain that they were told of this green space plan, as well as a recreation building (with a pool) that it would be part of their Spencer Creek community amenities. Certainly visual promotional materials persistently depicted four lovely Creekside Drive buildings across from green space; these were under the advertising banner "A Rare Opportunity In A Beautiful Setting". In human discourse, non-verbal information (such as pictures, dioramas) accounts for 90% of what is communicated and learned; so what are we supposed to think?

This proposal not only negates all that was promised to hundreds of owners (and municipal officials), but further destroys any perception of this small corner of Dundas, this "last home" for many seniors, this "Village" neighborhood, being a "Beautiful Setting".

Green space is important for us all in terms of having a healthy, natural community gathering space in which we can pleasantly connect with each other. For the very senior residents of Amica, it is absolutely imperative; there ARE no other nearby green spaces for them to easily access.

Additionally, it is my understanding that the extension of Amica was approved in 2005 with the clear understanding (of all parties) that Block 11 would remain open green space. In

other words, like the parking issue (see below), this property use has already been "assigned" and agreed to by the City and developer. If these applications are approved, Creekside Drive will lose virtually all of its "Village" charm and become a Toronto-style concrete canyon, something many of us moved to Dundas (and, specifically, Spencer Creek Village) to avoid.

Putting aside the intense disappointment at this breach of their word, of being baldly misled, there are major issues with this specific proposed building plan. The most significant problems are in terms of safety and over-crowding.

As I'm sure the Planning Department is aware, the planned dimensions for the Creekside Drive roadway were not met during initial development construction. The reduced width was approved, but it is - in fact - non-conforming, somewhat narrower than standard. Combined with this, the city has approved street parking for both sides of Creekside Drive. This latter variance was allowed to accommodate this developer's failure to provide the required number of visitor parking spaces for each of the four current 62-unit condominium buildings. Thus, quite a number of the available on-street parking spaces along Creekside Drive are already designated (assigned) as visitor parking for buildings 1000-4000.

Amica (also developed by one of the two parties involved in the overall Spencer Creek Village development plan) also was completed with limited on-site parking spaces, only sufficient for management and a few visitors. We live directly across from Amica and are well aware that basically no spaces were created to allow Amica staff to park on-site. Rather, they (in addition to many Amica visitors and some hired help) routinely end up parking on the street.

Street parking will become even more dear when the already-approved Rexall and Amica extensions are eventually constructed at the corner of Creekside Drive and Hatt Street. Currently the blacktop parking area for the Rexall building is almost always quite full; at the very least, half of that lot will be eliminated when the second retail building is constructed.

For safety of all, parking across from the single underground parking ramp for buildings 1000-4000 must be ruled out. The same applies to parking across from the entry driveway being proposed for 2555 (if this building is approved). These, of course, further diminish possible street parking. Considering the length of Creekside Drive, the high-rise and retail configuration, is there a planning limit on the number of driveways that cars/trucks can enter onto/exit off of a street such as ours?

And yet, this proposed 2555 building with 67 units has plans for only 68 underground parking spaces. I suggest that it is not realistic to expect purchasers of these (now graciously enlarged) units to all own only one vehicle. Even just having a further entry/exit driveway along Creekside, especially with the building sited with so little set-back from the road, poses an increased safety concern. This whole arrangement is untenable and displays very poor planning.

Quite separate from the above, Creekside Drive unfortunately has become a thoroughfare for commuters and Metro (grocery) shoppers who wish to avoid the stoplight at the corner of Hatt and Ogilvie. Quite regularly cars and vans charge down our street, which has a bend making it difficult to see vehicles coming from down the other end of the road. Any building, but particularly a high-rise building sited so near the curb and extending around the bend further than the width of buildings 2000 and 3000, will crucially impede driver's ability to view oncoming traffic.

Beyond drivers, the bulk of the owners/residents along Creekside Drive (not just in Amica) are senior citizens, an ever-increasing number with motor and/or visual restrictions. Many who now live here already are expressing concerns about crossing their heavily-parked and busy street. Another major building will only add to the road congestion and concerns.

Further, just beyond Creekside we have what has been labeled the most congested hazardous corner in all of Dundas, that of Ogilvie and Governor's Road. Repeated vehicle and pedestrian studies, as well as community meetings, have identified this corner as seriously problematic, quite inadequate for the extent of traffic utilizing this intersection. How is it appropriate to approve further high-rise development here when there is no immediate plan to ameliorate this long-standing nearby significant traffic situation?

It is my understanding that the official Hamilton plan emphasizes population intensification located so as to "minimize impacts on existing neighborhoods". I strongly submit, however, that constructing another high-rise building on Creekside would seriously impact this neighborhood. Including the already-approved extension of Amica, the population density in this block alone is already quite close to the maximum allowed for the given land-space. Adding another 67 units (or even 20-35 units) would result in over-intensification (over-population, over-crowding) according to Hamilton documents.

Lastly, this proposal is virtually unchanged from Alterra's early 2010 proposal, a proposal that was strongly rejected in writing by well over 200 members of this community. The footprint is unchanged (twice as wide as the current creek-side buildings). The green space remains fully eliminated. This plan claims a 7-story building but, when one includes the height of the units plus the 2 stories above the residential floors, it is virtually the same height as the current four 9-story buildings. The plan for this building is extremely close to the sidewalk and street, not in keeping architecturally with the existing structures (it looks more like a streetscape for mixed retail-residential use). Not only would this building be terribly close to other buildings (raising potential issues of diminished privacy and so much of Amica would be in continual shadow, including their precious in-building greenhouse area), but the addition of a building this size and location would create a significant wind tunnel effect along the street. A concrete canyon!

I respectfully submit that this proposal does nothing to enhance the quality of this community neighborhood. Rather, multiple aspects of this plan would diminish the quality of this community. I urge the Planning Department to reject these applications and retain the current PR1 zoning designation for Block 11 of Creekside Drive.

Please include my name on your list of individuals scheduled to receive a copy of your report as well as further information regarding public hearings on these applications.

Sincerely,
Laura Mestelman

CC: Councillor Russ Powers

Mr. Cam Thomas

City of Hamilton

Planning and Economic development Department

71 main Street West , 5th Floor

Hamilton, Ontario L8R 2K3

April 24th 2011-04-24

Dear Sir,

Re: Official Plan Amendment Application (File #OPA-09-014) and

Zoning Plan Amendment Application (File #ZAC 90-055)

I am writing this letter to express my displeasure and absolute rejection of any plans to build a 7 storey , 67 unit condominium apartment building at 2555 Creekside Drive in Dundas.

When I initially made my investment and I stress INVESTMENT in my condominium unit at 2000 Creekside Drive back in 2002 I was assured by the builder and his representatives that a green space had been allocated to Block 11 - falling that , we would have a green space and a 'community centre' that all four buildings would eventually share .I looked forward to an open ,attractive and welcoming space that would complement the area in which I had chosen to live and invest.

I was also assured by the builder and his representative that the green space and /or community centre was promised by the builder to Dundas City Council in return for their agreeing to 9 storey buildings instead of 6 story buildings that the area mandated as well as other concessions that the builder made in order to proceed with the development.

Instead I now understand that the builder had applied to build a 7 story building ,67 unit building on Block 11 instead of what we were expressly promised by his representatives and by default the Town of Dundas, now the City of Hamilton. Not only do I think this is an aesthetic blight on the area I also have a few major concerns that I would like you to address:

- There is already not enough parking on the street to accommodate the present buildings creating a path with poor visibility for both drivers and pedestrians.
- In the same vein, with a huge building on the corner of Creekside there will be minimal visibility as drivers round the corner.
- When the developer builds the final buildings alongside, not only the pharmacy building but also alongside the Amica building, we will have a very dense are – if a building is added on Block 11.

the density will be unacceptable both aesthetically but in terms of traffic, environment and demolishing the charm that has made Dundas the place to live.

Finally I must tell you that I have had the pleasure of having had successful businesses in both Dundas and Hamilton in the last 30 years and having followed all the rules and bylaws in relation to building , signage , hours of operation and all the other myriad of rules and regulations with which I was obliged to comply, I am amazed that this application is even being considered as it seems to me that the answer of NO BUILDING on Block 11 was given back when the initial application was made.

I urge you to not allow this building to destroy a beautiful subdivision but also to not help destroy the investment all the residents have made in their homes.

Yours

Hilton Silberg

Mr. Cam Thomas
City of Hamilton
Planning and Economic Development Department
Planning Division – Development Planning – West Section
71 Main Street West, 5th Floor
Hamilton ON
L8R 2K3

Cameron.Thomas@hamilton.ca

Dear Mr. Thomas

I am writing in opposition to the applications listed:

Official Plan Amendment Application (File No. OPA-09-014)
Zoning Plan Amendment Application (File No. ZAC-09-055)

I have many concerns about the proposed amendments but I will limit myself to the elimination of the planned green space and the impacts of increased traffic and parking if an additional condominium were built on Creekside Drive.

The planned green space will increase the livability of Dundas, and Hamilton as a whole. In addition to making a small contribution to air quality of the area, it will improve the quality of life of current Creekside Drive residents and those at Amica, present and future. Many of my neighbours are elderly. Some have mobility and/or health issues. Many have grandchildren. Some have pets. *Easy access to a green space will allow them to exercise, manufacture vitamin D, and enjoy fresh air while meeting their neighbours, exercising their pets, and/or entertaining their grandchildren.* All of these increase the quality of life and therefore lessen the need for healthcare, social services, and nutritional or pharmaceutical supplements.

Currently, many Dundas residents as well as those who work and shop downtown Dundas, use Creekside Drive as a place to park without restriction or cost. Much of the on-street parking on Creekside is used by visitors to the four Spencer Creek buildings and Amica because of the limited visitor parking on the properties. Many also use the Rexall lot. On holidays, Christmas and Easter most recently, it is difficult to find on-street parking for visitors to our buildings and Amica. This will be worsened when building on the Rexall and Amica sites are completed. It will become worse again when Block 11 is completed. A green space will eliminate the construction/sales office parking that currently exists on the north side of Creekside Drive. That parking is well used on holidays. The addition of a 67-unit condominium with little or no visitor parking will make things much worse. The fact that the proposed condominium tower allocates only one parking space per unit makes it even worse. Many of our residents have more than one vehicle; one for each adult and/or summer or recreational vehicles.

Many vehicles speed down Creekside Drive as a way to avoid the traffic light at Hatt and Ogilvie. Residents have requested traffic control at the corners of Creekside and Ogilvie and Creekside and Hatt, stop lights and/or cross walks, to ensure the safety of residents trying to cross to the Metro or to the downtown. Currently, residents have to take a great deal of care exiting from the underground parking because of cars parked on the street and vehicles speeding down the

street. Additional parked cars and additional traffic due to another condominium building will just exacerbate the problem. According to the drawings, the building that Alterra would like to erect at 2555 will be right next to the sidewalk which will in turn limit sightlines around the curve of Creekside Drive. This increases the likelihood of collision and injury especially for elderly or less mobile residents.

Just as an aside, Creekside Drive is already less than 20 m wide. This exacerbates the danger to pedestrians and motorists due to on-street parking and traffic.

I hope that the Planning Department and City Council will reject the Official Plan Amendment (OPA-09-014) and the Zoning By-law Amendment Application (ZPA-09-055).

Sincerely

Klaas Walma
205-1000 Creekside Drive
Dundas ON
L9H 7S6

Copy: Councilor Russ Powers

Mr. Cam Thomas
Planning Division

Karin Schneiders
1000 Creekside Dr. Unit 804
Dundas, Ont. L9H7S6

Subject: 1) Zoning Application
File # Zac-09-055
2) Official Plan Amendment Application
File # OPA-09-14

Dear Sir,

- 1) I live at Creekside Dr. for on 2 year now and really love and enjoy the beautiful setting If the Spencer Creek Village (as advertised). Best of all everything is within walking Distance, Bank-Doctor-Church-Shops etc. However as I find out now the "Green Space" is subject to rezoning! The green space and recreation centre, as you must be aware of was one of the selling features for many of us. I strongly object to the above amendment ZAC-09-055, because there was a compromise between the builder and the City of Hamilton, "retain the green space For 4 buildings 9 stories high instead of 6 stories (bylaw). Do not do back on your word (it is written down) and reject this Amendment once and for all.
- 2) To this amendment OPA-009-014 I only comment as follows.
 - a) how can the builder (Altera) be allowed to start a new project- wherever-when there are numerous outstanding work orders at Creekside 4000 & 1000 build in 2007 and 2009 respectively?
 - b) What is the overall impact due to the increase of motor traffic?
 - c) The safety of pedestrians?-and here we deal with an aging population-Amica included-many elderly person now walk to "Downtown Dundas" with their walkers.
 - d) The beauty of the Spencer Creek Village is forever lost by erecting a cement colossus on the other side of Creekside Dr.
 - e) Now what about the infra-structure?

I conclude by suggesting that you reject both proposal as fast as possible, before you waste any more of the taxpayers money.

I am strictly against these proposals

Respectfully

Karin Schneiders

Karin Schneiders

c.c. Councilor Russ Powers
Al Sharp

Mr. Cam Thomas
Planning Division

W.H.Schneiders
100 Creekside Dr.
Unit # 804
Dundas, Ont. L9H7S6

Subject! 1) Zoning Application
File # (ZAC-09-055)
2) Official Plan Amendment Application
File # (OPA-09-014

- 1) When I first decided to move into a Condominium I was intrigued by the "Luxurious Condo's ,with ample green space, recreation centre, Golf courses nearby and the almost adult living of the Spencer Creek Village" as outlined by the Sales Staff and enforced by the beautiful brochure indicating all you need to like what is offered and purchase.
However after Living here for (1) one year it came to my attention several times that the "green space and recreation centre"are subject to rezoning. (PR1)
This "Greenspace" is a must for the area.
I absolutely object to the zoning application ZAC-09-055,which is a reversal for the "give and take" deal between the "The City of Hamilton and Alterra"
You keep the Green Space and we (Alterra) build 9 stories high instead 6!!
My opinion-enough already.
- 2) The amendment OPA-09-014 is basically unchanged from the proposal of 2009/2010 as submitted by Alterra.
This amendment allows a building to be erected (if ever) right up to the sidewalk –4 buildings located well off the sidewalk and then across the street a cement block, right up to the sidewalk. "Is this Hamilton Planning and Development"
I ask myself?
Furthermore the impact of the proposed Structure intensifies not minimizes, population density in the area, not to mention the Grand Canyon of Dundas.
As I mentioned in the foregoing –Highrises every where – Governors Rd.-Ogilvie-Creekside Dr. what is the impact of traffic noise – parking ,pedestrian safety etc.
This has also a profound impact on the aging population- Amica residents included. (walkers,canes,wheelchairs,vision problems etc.).
Mr. C.Thomas in conclusion , may I ask, did the **Hamilton Panning and Development Department** study, consider and think through all concerns of the residents at Creekside 1000/2000/3000/4000 to this proposal, received at your department for some time,make any difference in you planning so far?

However I am convinced that an in depth analysis of these two (2) amendments will result in the same conclusion-.

The absolute rejection of the (2) two amendments

Respectfully submitted


Wolfgang H. Schneiders

c.c.Councilor Russ Powers
Al Sharp

Thomas, Cameron

From: John Wilder
Sent: Tuesday, April 26, 2011 12:45 AM
To: Thomas, Cameron
Cc: Powers, Russ; VanderBeek, Arlene
Subject: Proposed 7 Storey Condominium in Block 11 at 2555 (Creekside Drive)

602—1000 Creekside Drive
Dundas On L9H 7S6
Ontario L9H 7S6
26 April 2011

Mr. Cam Thomas
City of Hamilton Planning and
Economic Development Department
Planning Division—Development Planning—West Section
71 Main St. West, 5th Floor
Hamilton, Ontario L8R 2K3

Ref. 2555 Creekside Drive.
-Zoning Amendment Application (File No.ZAC-09-055)
-Official Plan Amendment Application (File No.OPA-09-014)

Dear Mr. Thomas.

I am writing to express my strong objection to the 2 Amendmens referenced above which, if approved, would surely lead to building a 7 storey condominium in Block 11 of 2555 Creekside Drive, Dundas. My objection is based on a number of items, some of which are outlined below.

1. The proposed building will cause a *substancial* increase in traffic flow and a further strain on the availability of current limited parking.
2. The traffic density increase will cause *greater danger* for people trying to cross the road and particularly for those requiring walking assistance, such as wheeled or unwheeled walkers, crutches or canes etc. and to those who can only walk slowly or with the help of another person.
3. The *added danger* will only increase from speeding traffic using Creekside Drive as a bypass to Hatt St and vice versa as the bypass traffic is dodging the slower condo traffic using the garage ramps or just parking etc. The bypass vehicles are a significant concern as, depending upon the day and the time, they represent from about 55% to 75% of the traffic. I have done 4 different visual counts.
4. The addition of 2 more exit/entry ramps is sure to increase the probability of accidents or personal injuries. The addition of the proposed 7 storey building

significantly increases these risks.

5. The building as proposed will cause the curve in Creekside Drive to become a blind corner when approaching from either end thus again increasing the chance of accidents to vehicles or pedestrians.
6. When we committed to purchase a unit in 1000 Creekside we were given to understand that the "Creekside Village" would be an attractive area with the buildings on one side and across the road it would be reasonably open with, possibly, a small activities building on a significant green space. If the 7 storey building proposal is granted a solid wall of windows will appear and they will be so close that the people on both sides of the street will be in clear view of each other and there will be shadow problems on the northerly side of the building.
7. We have been given to understand that Block 11 has been designated PR-1 which surely would be another reason to turn down the 2 referenced Applications.

I hope that this letter will help to understand some of the real concerns which the proposed building will generate and are part of the cause for my opposition to the Amendments which has been submitted and request that they will be turned down.

I thank you for providing the opportunity to express my views.

Yours sincerely

John C Wilder

April 20, 2011

City of Hamilton
Planning & Economic Development Dept.
Planning division – Development Planning – West Section
71 Main St. W., 5th floor
Hamilton, Ont. L8R 2K3

Attn: Cam Thomas

Re: file # OPA-09-014 and ZAC-09-055

Dear Mr. Thomas:

This was originally industrial land that Alterra asked to have rezoned to PR1, so that they could put in a park with a recreational building. This "feature" was used to entice people to buy their condos across the road. This recreational area was to be for the use of residents in the buildings across the road, as well as residents from Amica, in place of green space on their properties.

Now that the condos have been sold, Alterra has changed their minds and decided they want to build more condos. What happened to their sales promises to the buyers, and the agreement with the city to allow green space. Does this become void because now Alterra has had a change of plans?

Alterra was allowed to build 9 stories on the first 4 buildings because they agreed to put in the recreational green space. They were also allowed to extend the Amica building because they agreed to put in the recreational green space. What happens to that agreement? How can they be allowed to renege on that agreement.

The new building (2555) allows only one parking space per unit. This means more congestion on the road for second cars. They allow 12 guest spots for a 90 unit building. As it is, the existing four buildings don't have enough guest parking, and need the roadside spots.

This proposed building is to be built on a road that is already too narrow, and very congested with parked cars that belong to people who do not even live here. The road is full of cars belonging to people who work at Amica or are visiting Amica residents. Even the area that was promised as green space is filled with parked cars right now.

If parking is restricted to one side of the street only, there would not be enough parking for the current need. If parking continues to be allowed on both sides of the street, because it is so narrow, not only does it create difficulty for vehicles passing each other, but it presents a real safety issue. Emergency vehicles can pass between the parked cars, but oncoming traffic would have to back up.

What about sewers in general. Dundas is an old town with old sewers that are having trouble dealing with the new construction as it is. Another building, especially of this size, is going to put more pressure on both storm and sanitation sewers.

The new proposed building is so close to the sidewalk, it looks like store fronts and totally destroys the ambiance of the streetscape. Instead of 4 nice looking buildings built along the creek, with a little park across the road – like we were all promised, saw pictures of, and thought we purchased, now we would have a street of huge concrete buildings with no green space and the cold look of a ghetto. This is not what we purchased and this is not what the city allowed when Alterra proposed the development.

This proposed amendment will not only upset a lot of people who have invested a lot of money in their new homes, but will devalue those homes substantially. Had we wanted to live in downtown Toronto, we would have purchased condos there instead of in Dundas.

This is an area with a very large mature population, many of whom no longer drive. They moved here so that they could walk to whichever service they needed. Already this street is so busy with traffic from people who do not live here, that it is a safety hazard. Crossing lights are being installed at each end of this street. With the proposed structure being so close to the road, it blocks the view for cars travelling around that bend and presents a further safety issue.

Alterra agreed to the green space with the city, and promised it to the buyers who invested their hard earned money in these condominiums. They bought homes across from a small park. That is what we all bought, and that is what we deserve. Since the city agreed to allow this construction because of the park, then the city should stand behind that agreement and behind those of us who moved here.

John Firth
Suite 707 – 1000 Creekside Drive
Dundas, Ontario L9H 7S6

April 20, 2011

City of Hamilton
Planning & Economic Development Dept.
Planning division – Development Planning – West Section
71 Main St. W., 5th floor
Hamilton, Ont. L8R 2K3

Attn: Cam Thomas

Re: file # OPA-09-014 and ZAC-09-055

Dear Sir:

A number of years ago, when Alterra first began selling units in the first building of this development, we went to the sales office and saw the plans and got information about the new condos being built. We had been Dundas residents for many years, loved the location, and especially liked the fact that there was to be a parkette on the street.

Then, when the sales office was selling off units in the last 2 buildings, we went and picked up floor plans and made our decision to purchase. Our information came in a folder with a lovely picture of the parkette area across from the buildings.

Apparently, the buildings on Creekside were allowed to be 9 floors high because of the green space in the parkette. Apparently, the lovely retirement home across from us was allowed to be built larger because of the green space in the parkette.

This is an area with a lot of elderly residents many of who no longer drive, and were looking forward to having that parkette to sit and visit and walk their pets. Many of them purchased here because of that green space.

Now that we have all purchased and moved into our units, it seems that the developer is applying to have this parkette area rezoned so that he can build more condos. If he was allowed to build bigger buildings because of the parkette, how can he now be allowed to cancel the parkette for yet more buildings. What happened to the by-law that outlines the minimum amount of green space that is to be allowed for the existing buildings. How can the town now revoke that ruling? Now that we have paid our money and bought these units.

Then there is the issue of public safety. Already the town has had to approve installation of crossing lights because of the amount of traffic using this small street as a short cut between Governor's Road and Hatt Street. Another building of that size will multiply this problem even more.

What about parking? As it is, the few spots that are available on the street are taken up by workers from Amica and from people who work in the surrounding area. Those residents who have second vehicles have a hard time finding a spot, let alone any guests that may visit these buildings.

It is my understanding that the proposed building will only have 1 parking spot per condo unit. More people with two vehicles trying to park – where? When the extension is added to Amica, and the existing building which houses Rexall Pharmacy, where will all these people park? As it is right now, the lot beside the Rexall building is full most times, with people who work in the surrounding area. Amica does not provide parking for their staff, they all park on Creekside Drive.

I am told that the street was not made wide enough to allow for parking on both sides. This would explain why is it often hard to pass another car when there are vehicles parked on both sides of the street. Add snow banks to that equation and you can see where we have a real problem – for such a busy street. This is not just a side street in a little survey, this a very much used road.

And what about the “Infrastructure” we keep hearing about. It cannot handle all the housing already. Now we are adding to that yet again.

Alterra was allowed to build higher and bigger because they were allowing the residents in these buildings to have that green space. How can the city now justify rezoning to allowing any kind of further construction to take place in that area which is zoned as recreational.

Donna Firth
Suite 707, 1000 Creekside Drive
Dundas, Ontario L9H 7S6

Thomas, Cameron

From: dan muchaluk
Sent: Monday, April 25, 2011 6:45 PM
To: Thomas, Cameron
Cc: Powers, Russ
Subject: Alterra Application

Mr. Cam Thomas, City of Hamilton:

RE:OFFICIAL PLAN ADMENDMENT(FILE OPA-09-014) AND ZONING BYLAW APPLICATION
ADMENDMENT(ZAC -09-055) 2535 CREEKSIDE DR., DUNDAS, BLOCK 11.

We are currently residents of 801-4000 Creekside Drive, Dundas Ontario. We have been at this location since October, 2007.

Both of us are in our senior years and have enjoyed living in Dundas to date. Prior to moving to this location from Brampton Ontario, we had checked out numerous senior communities in Fergus, Guelph, Ancaster, Brampton and Flamborough.

My Wife and I decided Dundas was the location that met our needs the most, close proximity to shopping, small community with many neighbours our age group and the ability to walk freely without traffic congestion to most locations, access to numerous retirement nursing facilities, plus the ability to obtain good health services.

Prior to purchasing (15 visits), we always made inquiries about the vacant land opposite the buildings being erected on Creekside Drive. At no time was a high-rise condo development ever mentioned in the discussions. The discussions always indicated the existing bylaws and the height restrictions. Our final decision to buy was based on these facts ,the density of the current project (4 medium sized buildings) plus the other reasons stated previously.

This application for a 67 plus condominium high rise building will now create traffic congestion in the immediate area and add many inconveniences to many of the senior citizens now living on the street. In addition, the view of the escarpment many of us now enjoy will be obstructed or removed entirely. This application will drastically change the peaceful tranquility of the neighbourhood and add to the restricted visitor parking problems at the existing buildings on Creekside Drive.

Many seniors now use walkers and wheelchairs for daily activities. Safety of these seniors must be considered foremost prior to any approval of this application. The size and scope of the application must be denied and the existing bylaws must be enforced. The City of Hamilton should demand a greenbelt or park as part of any future development of these lands that meet current bylaws only. Residents of this development should not be denied the community we expected when we moved here with respect to density of the area, and overall image of the street and surrounding buildings. It is my understanding green space was promised on the original application for the existing 4 buildings on Creekside by Alterra.

In accordance with your notice, please provide us with a copy of the Staff Report

well in advance of the Public Meeting to be held by the Economic Planning and Development Committee of City Council.

Yours Truly,

Barbara & Daniel Muchaluk
801-4000 Creekside Drive
Dundas, Ontario, L9H 7S9

April 25, 2011

Mr. Cam Thomas
City of Hamilton
Planning Division

**Re: Zoning Amendment Application – File # (ZAC- 09- 055) AND Official Plan
Amendment Application File # - OPA-09-014**

My name is Patricia Schneiders and I own the following condo unit:

1000 Creekside Drive
Unit # 804
Dundas, Ontario
L9H 7S6

When I purchased my unit, I was told by the builder, Alterra that a green space and recreational centre would be built on the vacant property in front of the building. This was a very important factor in my decision to purchase my unit. I moved to Dundas to take advantage of the beautiful green spaces, trails and golf courses that this quaint town has to offer. Had I known at the time that another condominium building would be erected on this promised green space then I would not have purchased a unit in this building.

I have been informed that during the initial phase of construction, Alterra approached the City and asked to increase the height of the current buildings from 6 floors to 9 floors in exchange for building the recreational centre and the green space. Now, we find out that the green space is subject to rezoning which is exactly what Alterra is proposing to do. I not only find this proposition to be dishonest and unethical but also totally unimaginable that a City Government department would even consider such an application.

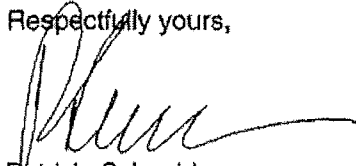
In addition to the fact that Alterra is looking to break the conditions of the original deal as mentioned above, has the City considered any of the following in its decision to grant the rezoning application to Alterra?

1. Safety impact to pedestrians due to the increase in traffic.
2. Impact to parking on already busy and jammed streets, particularly Creekside Drive and Main Street.
3. Impact on the current infra-structure
4. Esthetic impact that such a structure would have on the City of Dundas

I cannot imagine that the City of Hamilton would allow Alterra to build a condo as per the rezoning application that they have submitted as this would truly destroy any trust that the citizens of Hamilton have for their government to act in an ethical and honest fashion. However, if the unimaginable were to happen and the rezoning application given to Alterra, I will be seeking compensation from the City of Hamilton for allowing Alterra to sell me a unit based on false advertising.

I sincerely hope that you do the "right" thing and reject the proposal from Alterra to rezone the land to build another condominium.

Respectfully yours,



Patricia Schneiders,

cc: Councillor Russ Powers
Al Sharp

April 25, 2011
3226 Douglas Street
Burlington, Ontario
L7N 1G7

Tele:

Mr. Cam Thomas
City of Hamilton Planning and Economic Development Department
Planning Division – Development Planning – West Section
71 Main Street West, 5th Floor,
Hamilton, Ontario, L8R 2K3

Dear Mr. Thomas;

My name is Gary Smith, and I am the owner of unit 203 at 1000 Creekside Drive in Dundas, Ontario. I am writing to you to let you know that I am disappointed and upset by the proposed application changes being filed by Alterra concerning Block 11, at 2555 Creekside Drive., Dundas.

The Block 11 property originally was promised as Green Space for the residents of 4000 – 1000 Creekside. The proposed building for the site would totally neglect that promise, and contrary to a Green Space, which all areas of the city should have, would replace that with a higher concentration of traffic, and a parking space nightmare on the street in front of those buildings.

The parking issue stems from the conflict guaranteed for the 20 visitor spaces already allotted to 1000 – 4000 for visitors, and the plan for only one parking space per resident of the proposed 2555 building. I wonder why Alterra doesn't solve this problem by digging another level deeper and provide more parking spaces for which it would acquire additional income.

The lack of adequate Green Space that this would deny the relatively aged population already living on Creekside would be a tragedy of inconsideration, and an increased level of danger for those people attempting to simply go for a walk on their street.

The new building is planned so close to the street, that snow plowing would require the depositing of plowed snow would have to be on the other side of the street, and possibly the removal of parked vehicles to do that. Ultimately this would result in "no snow plowing" on Creekside at all.

I find it unacceptable that what is used to sell units one day is conveniently thrown away by Alterra in its attempt to make itself richer, when at the same time units in 1000 and 4000 are still awaiting completion. A Green Space, like Block 11, is vital to the health and well being of not only the using residents, but of the Community felling of the Creekside Village. The new proposals would kill this.

One last item of annoyance and danger is the non-resident drive through traffic that occurs on Creekside at this very time. Creekside is used as a short cut to avoid traffic congestion between Hat and Governor. There is no speed limit posted, and the drive throughs have no ownership consideration of the Community at all. Another building, the size of planned 2555, would make this all worse.

Thank you for permitting me to vent some of my annoyance. I am looking forward to an eventual and satisfactory solution to these proposed changes.

Respectfully,

Gary Smith

903 – 3000 Creekside Drive
Dundas, Ontario L9H 7S8

April 25, 2011

Mr. Cam Thomas
City of Hamilton
Planning and Economic Development Department
71 Main Street West, 5th Floor
Hamilton, Ontario L8R 2K3

Dear Mr. Thomas:

*Letter of opposition to the revised application to build an apartment building at 2555 Creekside Drive: Official Plan Amendment Application (No. OPA – 09-014)
Zoning Amendment Application (No. ZAC – 09-055)*

I live in unit 903 at 3000 Creekside Drive. The purpose of this letter is to express my strong opposition to the application to build an apartment building at 2555 Creekside Drive. This property is designated and zoned for outdoor space for all the people who live in Spencer Creek Village. There are currently **hundreds** of residents in the four condominium buildings at 1000, 2000, 3000 and 4000 Creekside Drive. In addition, there are **one hundred** residents in the Amica retirement home. There will be **fifty** more residents when the approved expansion to Amica is built and another **one hundred and fifty** residents when the approved seniors' apartment building is complete. With the current population plus those who will reside in the approved buildings this relatively small space will be home to hundreds of people. These people were promised outdoor space for exercise, fresh air and pleasant views. There is a need for such space. The addition of the proposed building at 2555 Creekside Drive would eliminate the possibility of the much needed outdoor space and worse yet, would add to what is becoming an over populated area.

I have a little dog and walk him two or three times every day. As things are right now, Creekside Drive does not feel safe.....the traffic that uses it as a route from Ogilvie to Hatt, often at a high speed, coupled with the street parking on a relatively narrow curved road makes it dangerous. It is hard to imagine yet another big apartment building on the proposed site as it relates to adding to the current problems along Creekside Drive.

When the wind blows down the creek, it is forceful. Another big building on the other side of Creekside Drive has all the makings of an unpleasant wind tunnel. Furthermore, with the addition of another big building Creekside Drive will be dark with little opportunity for the sun to have any pleasant effect.

Visitor parking is another issue of concern. At present, there are designated parking spots on Creekside Drive reserved for visitor parking for the four condominium buildings of Creekside Village. However, due to the fact that the Amica retirement home lacks adequate employee and visitor parking, many of these individuals currently park on Creekside Drive. It is easy to imagine the calamity that will occur when the expansion of the retirement home is completed and the seniors' apartment is built.....where will these visitors park and where will those employed in these facilities park? This situation regarding lack of parking options does not include parking need for the proposed building at 2555 Creekside Drive and it goes without saying that this would only exacerbate the overcrowding and over building of the space.

Lastly, I am a relatively new resident of 3000 Creekside Drive having moved here from downtown Toronto last May. I moved to get away from the intensity and stress of the densely populated St. Lawrence Market area. Over the 18 years I lived there, the area exploded with development and more and more condominiums are being constructed to this day. The social problems, criminal problems and the overcrowding began to have an impact on me and others who lived in the area. For example, there was a murder across the street from my building just before I left and the crime site was visible from my kitchen window. Also, in a building of 63 units, there were 5 units on the market when I put my unit up for sale.....this in a building that had very few units for sale in previous years. In addition, over a 10 year period I worked in Kingston and Montego Bay, Jamaica. I experienced first hand the serious social issues and dangers of overcrowding and lack of pleasant, safe outdoor space. These two living experiences were key factors in my decision to purchase a condominium at 3000 Creekside Drive. Furthermore, the realtor described Dundas as a safe quiet community and highlighted the fact that the site across the street from the 3000 building was zoned to be outdoor space and a lovely park was planned for the space. With the inclination to move from Toronto and the information I received about the area, the building and the proposed park I purchased my unit AND undertook an extensive renovation. I did this with every intention of making this address my home for many years and I am looking forward to the day when I can enjoy the park across the street..

I do not approve this application and implore the decision makers to keep 2555 Creekside Drive an open outdoor space for those of us who live in Spencer Creek Village.

Sincerely,

**Constance Edwards, Resident
3000 Creekside Drive, Suite 903**

Thomas, Cameron

From: christine westerby
Sent: Wednesday, April 27, 2011 5:10 PM
To: Thomas, Cameron
Cc: Powers, Russ

#702-3000 Creekside Dr.
Dundas, ON L9H 7S8

Dear Mr. Thomas,

I'm writing to you in distress & anxiety. re: plans for Block 11 on Creekside Dr., Dundas.

If the most recent plans for Block 11 are approved, life in this lovely community will be forever degraded; the joy that we feel living here will turn to sadness and disappointment.

If the plans to eliminate promised green space in order build a 67 unit, 7-storey condo, PLUS a 2 storey mechanical penthouse (9 storey elevation in total), directly opposite 2000 and 3000, and right in front of Amica, were to be approved by City Council, many of us will experience depression, hopelessness, and betrayal, feeling as if we are living in an inner city ghetto. The building application should be denied.

We purchased here, with promised "green Space" just across the road, so that someone like me with M.S. could have somewhere to enjoy nature, and get exercise and sunshine outdoors, without having to drive anywhere. It seemed the ideal place for us to live.

We reserved our unit on the day 3000 went on sale, before the planned appeal to re-zone Block 11 was made public. We Also paid \$30,000.00 extra at the time of purchase to be on the seventh floor so that we could enjoy views of the Niagara escarpment in all its seasons, as well as heritage buildings, trains chugging up the escarpment and even Coote's Paradise. When Amica went up, Coote's was hidden behind the false walls they erected. But we still have lots of light and the Niagara Escarpment views.

However, if the appeal to build a 7- storey (plus 2 storeys of penthouse) is permitted to go ahead on Block 11, we will have no view and no privacy at all on our balconies, in our bedrooms and living rooms, in either 2000 or 3000. With only 86 feet between buildings, we will see nothing but the windows and balconies at the back of the other building. The population intensification will be suffocating, the traffic congestion will be oppressive, and pedestrian safety will be in even more jeopardy than it is now. All these factors will lower the quality of life here. We will feel as if we are in an inner city ghetto. This is not what we were promised and might constitute either breach of trust, or failure to disclose,

We would have bought elsewhere had we known of the builder's underhanded plan.

Many of us are retired, and looking forward to the Green Space that was promised when we signed our purchase agreements. The plan shows photos/artists' renderings of grassy areas, trees and walking paths, just across the road where we could walk, sit under a tree, enjoy the sunshine and chat with neighbours. A City of Hamilton Urban design study envisioned that "The Spencer Creek Promenade ...would be a green oasisand connect people with their surroundings." I have a copy of that study available.

Dear Mr

Page 2 of 2

How can this promised plan materialize, if Block 11 is permitted go ahead ? The truth is that it can't.
What does the current Urban Design Study for Dundas show?

2

***Many of us in the 4 buildings on Ceekside are mobility challenged, and can't easily reach existing green spaces such as Dundas Driving Park or Warren Park without driving there. Our feelings of independence and well-being are threatened by Alterra's request. **As things are now, we can, with canes, mobility aids etc., walk to the library, the bank, the grocery store, coffee shop, the drugstore and so on, thus reducing our carbon footprint.** That feels good. **But do you know how far it is to Warren Park? It is 4500 steps, or 2.1 km there and back.** And the distance to the Dundas Driving Park is exactly the same. That would increase our carbon footprint because we would have to go by car. **What other green space options would we have?**

If the Block 11 development is not denied, it would intensify an already undesirable traffic situation, especially if extensions of Amica and Rexall are approved. We can expect in that case, that all **roadside parking, on both sides of Creekside, will be chaotic which will put pedestrians at even more risk.** Employees of Amica and other area businesses already park on Creekside. **ALSO, many non-resident drivers use our street as a high-speed shortcut between Ogilvie and Hatt.** The future result will be much narrower roadway to negotiate, especially on the curves. As it is pedestrians take their lives in their hands to get to Metro, or to a bank, because sidewalks are unfinished, **AND there are no crosswalks, no flashing lights, and no Stop signs on Hatt or Ogilvie where cars and pedestrians try to cross from Creekside Dr.**

IF the Alterra proposal were approved, pedestrians would have to contend with a huge free-for-all of construction vehicles, lack of adequate sidewalks, year-round mud, stone, and other debris on the road. It would be chaotic and dangerous and nerve-wracking. **Please don't do this to us.**

One other really serious concern is the possibility of future subsidence, as happened at 70 Governor's Rd. I have heard that in addition to being on brownland, we are also on a flood plain. The upper level of 3000 P-1 parking, always has puddles and very wet patches plus mould after rain, snow or even damp weather. Cause?

Thank you for taking the time to read my letter. I have faith in the good planning of the City of Hamilton, and hope that you deny the Block 11 appeals for amendments.

Yours Sincerely,

Christine Westerby,

Christine Westerby

Thomas, Cameron

From: Ken Finkel
Sent: Wednesday, April 27, 2011 10:40 AM
To: Thomas, Cameron
Subject: Proposed building at 2555 Creekside Drive. Dundas

Att: Mr CAMERON THOMAS.

Re: FILE #. OPA-09-014.
ht.
and FILE #. ZAC-09-055.

I live at 3000, Creekside Drive. Dundas.

My wife and I purchased this condo from Alterra in 2004.

Our decision was powerfully influenced by the company advertising which emphasised the location, with a stream and woods at the back and a nice unobstructed view of Dundas and the escarpment in front. In addition the advertising promotion included reference to the lawn and parkland in the unoccupied space in front of the buildings. There was absolutely no mention of the possibility of another residential building on the open space. My wife and I are seniors and our purchase here was powerfully influenced by the aforementioned promotion.

These condos are attractively designed. They have proven to be highly appealing to seniors and retirees

It is noteworthy and relevant that our windows are all 6 feet in height and as much as 8 feet wide at the front of the building thus allowing us to enjoy the view and the light.

The construction of a 90 foot building only 80 feet in front of us contradicts the builders design. In fact our windows will leave our living space and bedroom constantly exposed to the residents across the street just as we will be constantly aware of them.

The solution: Close the blinds or drapes and cut out both the view and the light. That is not an acceptable option especially since we face northeast and our present enjoyment of the morning sun will be a thing of the past once the new building blocks our access to sunlight.

My complaint to you reflects the falsity and dishonesty of Alterra's original promotions and how the positive aspects of our location are seriously threatened by Alterra's building plan.

The gross misrepresentation by Alterra has already been substantiated by the Competition Bureau of Canada.

The most unequivocal evidence of the developers duplicity can found in The Dundas Star Sept 30 2004. p4.

Mr Leibtag built an Inukshuk on the grounds in front of our building on the area which will

subsequently be part of the proposed building. The article quotes him as stating that " As long as I am around, it will stand there " and " I hope it stands forever ".

The revised proposal by Alterra does not in any way modify or reduce the issues.

The builder may claim that the occupancy is less and the floor levels reduced but the structure is still as tall as the building in which we live and the footprint is unchanged.

A reduction in the number of proposed units from 90 to 67 still results in a significant increase in local population and traffic that will still create risk for the largely senior and physically compromised residents who chose to live in our condos and Amica. The proposed parking plan will increase the demand for street parking at a time when our visitors and Amica staff are already having to compete for parking spaces.

Furthermore Creekside is increasingly used as a shortcut and a way to avoid the traffic light at Hatt and Ogilvie streets.

The increasing traffic also increases the physical risks and dangers to our residents and those from Amica.

We need less traffic not more.

We haven't even considered the horrendous impact that construction staff and equipment that will add to the traffic and congestion issues for 2 years or more.

It is relevant to consider the character of Dundas as a town.

It was settled around 1780 and has largely managed to preserve its rural appearance and atmosphere.

Prior to the construction of the Creekside condos there were no really high buildings and the visual contrast created by our condos was modified by their location in one corner of the town and particularly by the preservation of open space around them.

Once another large residential giant fills the open space the visual image of the town will be irrevocably spoiled for ever.

We have also heard that there are further building plans for the site in the future, our persecution will never end and this part of the town will become an ugly concrete jungle.

Finally it must be stated that if our city councillors really do care about our quality of life they would recognise and support our needs rather than being bribed by the tax income that accrues from the profit hungry developer.

Respectfully submitted:

Dr. Kenneth. C. Finkel.

Thomas, Cameron

From: DiClemente, Pat [
Sent: Tuesday, April 26, 2011 2:39 PM
To: Thomas, Cameron
Subject: Comments regarding File No. OPA-09-014 and File No. ZAC-09-055

Pasqualino and RoseMary Di Clemente
702 – 1000 Creekside Drive
Dundas, Ontario
L9H N 7S6

Cam Thomas
City of Hamilton
Planning and Economic Development Department
Planning Division – Development Planning – west Section
71 main Street West, 5th Floor
Hamilton, Ontario
L8R 2K3

Re: Official Plan Amendment Application (File No. OPA-09-014)
Zoning By-law Amendment Application (File No. ZAC-09-055)

Mr. Cam Thomas,

I have recently received a letter from the Planning Department to indicate that a proposal has been submitted to change the current zoning designation for lands located at 2555 Creekside Drive (Block 11). My understanding of the land in question, is that, it is currently zoned PR1 and this proposed amendment would allow the construction of a condominium apartment building. I am AGAINST this proposed amendment; I DO NOT want a change in the zoning of 2555 Creekside Drive. I have some major concerns that if this amendment is granted, it will seriously cause some negative impacts to the immediate area. These concerns include:

1. **Lack of green space in the immediate area.** Many of the area's residents are not able to make the long walk to the nearby park (Dundas Driving Park) and hence would be deprived of sitting and enjoying the fresh air and open space in their immediate area.
2. **Overcrowding of buildings and cars.** With the addition to the Amica building, this proposed condominium apartment building would result in a landscape that would be similar to Manhattan, New York as opposed to small town Dundas. Or is it the focus of the planning department to eventually change the landscape of Dundas to allow multiple high rises throughout the town.
3. **Lack of parking.** The proposed amendment allows only one parking space per unit. This will result in many unit owners to park their second car on the street. Yes, a significant number of owners will have a second vehicle. Many of the current owners, residing in the condominiums across the street have two

parking spaces. The Amica staff also need to park their cars. With the addition to the Amica building, there will also be an addition to the staff, hence more parking spaces needed. Metro does not want to be the overflow parking garage. I guess people can use the public parking lot – only after all street parking is used up. What will this street look like in the winter time after a snow storm; full parking on both sides of the street, a plow trying to remove the snow, cars entering and exiting the multiple buildings.... I think we will have some safety issues.

4. **Congestion of traffic.** The intersection of Ogilvie and Governor's Roads is already well used and an intersection to be extra careful, both as a driver and pedestrian. The proposed amendment adds to the congestion and safety of this intersection. I am very concerned that the proposed amendment will magnify this issue.
5. **Orientation of proposed building.** From the diagram that was included in the letter that was sent, I noticed that the proposed building seemed to tower over the street. It didn't seem that the building was set back at all. I don't like this configuration, it does not blend with the existing buildings.

I hope that the planning department does its due diligence to consider the perspectives of all parties concerned.

Thank you,
Pat Di Clemente

City of Hamilton
Planning and Economic Development Department
Planning Division – Development Planning – West Section
71 Main Street West, 5'th Floor
Hamilton, ON L8R 2K3

April 27, 2011

Attention : Mr. Cam Thomas

Subject : Letter of Opposition to Zoning Amendment and Official Plan
Amendment Applications

Ref. : File No. ZAC-09-055
File No. OPA-09-014

Dear Sir,

As an owner of a condo unit at 1000 Creekside Drive in Dundas, I strongly oppose Alterra's application for re-zoning of Block 11 currently zoned as a public and recreation space. This green space was promised and marketed as such by the builder/developer in their original offering to buyers of the 1000-4000 series condos. This green space was a factor in our decision to purchase a unit at the Spencer Creek Village complex. Now that the buildings are erected and all condo units are sold, Alterra sees fit to renege on their promise and develop yet another building. Why not !?! Greed has no limits. This occurrence is becoming far too common across all Canadian cities with the same results – reduced quality of living. Dundas is a gem that attracts people from everywhere. Do we want to emulate bad practices conducted elsewhere or will we maintain certain standards that will continue to make Dundas shine ? From the perspective of urban planning, there are many reasons why a zoning amendment in this case would be a bad design decision. Not wishing to submit a lengthy dissertation on this subject, I am asking you to consider just the harmful congestion this would entail and most importantly, safety risks to seniors. Erecting a building of any size on this designated green space would also enrage the current residents – residents, which I may add, have not only contributed generously to the city's coffers but have also stimulated growth in Dundas' downtown sector. The burgeoning restaurants and boutiques on King Street are an attestation of their impact on Dundas.

It is for the above reasons that the City of Hamilton should reject this application without hesitation. I trust that you will act in good conscience and make the right decision based on ethics and sound urban planning practices.

Yours truly,

A handwritten signature in black ink, appearing to read 'Richard Kucic', with a large, stylized initial 'R'.

Richard Kucic, P. Eng.

Owner of Unit 102,
1000 Creekside Drive
Dundas, ON L9H 7S6

cc. : Russ Powers
Allan Sharp

City of Hamilton

Planning and Economic Development Department
Planning Division – Development Planning – West Section
71 Main Street West, 5th Floor
Hamilton, ON L8R 2K3

April 27, 2011

Attention : Mr. Cam Thomas

Subject : Letter of Opposition to Zoning Amendment and Official Plan
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Ref. : File No. ZAC-09-055
File No. OPA-09-014

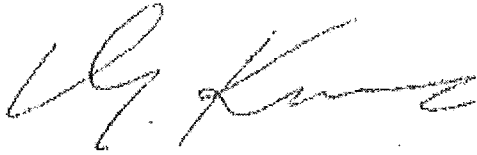
Dear Sir,

When my husband and I purchased our unit at 1000 Creekside Drive, we were promised by representatives of Alterra that a green space was planned across from the 1000-4000 buildings. This was part and parcel of the Spencer Creek Village concept. The inclusion of a green space certainly influenced our decision as buyers. Now, Alterra has not yet fulfilled all their contractual commitments for the 1000 building and they are already planning to develop another building in the designated green space. This is fraudulent and we feel cheated !!

The residents of the 1000 – 4000 buildings were all led to believe that there would be a shared space which would provide them with some sunshine and greenery. Many of the seniors would benefit from this. Now we must contemplate the possibility of more congestion, less parking for visitors, heightened risks for pedestrians and drivers, a potential wind tunnel effect and a veritable eyesore for all residents of Spencer Creek Village and the rest of Dundas.

In summary, we were promised a green space and were sold on this idea. Now Alterra intends on breaking their promise. We trust that you will recognize Alterra's intentions as being dishonest, greedy and unethical. We hope you will use good judgement and decline Alterra's application to amend the current PR1 zoning for Block 11.

Yours truly,

A handwritten signature in black ink, appearing to read 'N. Kucic', written in a cursive style.

Nevenka Kucic, OCT

Owner of Unit 102,
1000 Creekside Drive
Dundas, ON L9H 7S6

cc. : Russ Powers
Allan Sharp

Thomas, Cameron

From: christine westerby
Sent: Wednesday, April 27, 2011 5:10 PM
To: Thomas, Cameron
Cc: Powers, Russ

#702-3000 Creekside Dr.
Dundas, ON L9H 7S8

Dear Mr. Thomas,

I'm writing to you in distress & anxiety, re: plans for Block 11 on Creekside Dr., Dundas.

If the most recent plans for Block 11 are approved, life in this lovely community will be forever degraded; the joy that we feel living here will turn to sadness and disappointment.

If the plans to eliminate promised green space in order build a 67 unit, 7-storey condo, PLUS a 2 storey mechanical penthouse (9 storey elevation in total), directly opposite 2000 and 3000, and right in front of Amica, were to be approved by City Council, many of us will experience depression, hopelessness, and betrayal, feeling as if we are living in an inner city ghetto. The building application should be denied.

We purchased here, with **promised "green Space"** just across the road, **so that someone like me with M.S. could have somewhere to enjoy nature, and get exercise and sunshine outdoors, without having to drive anywhere. It seemed the ideal place for us to live.**

We reserved our unit on the day 3000 went on sale, before the planned appeal to re-zone Block 11 was made public. We Also paid \$30,000.00 extra at the time of purchase to be on the seventh floor so that we could enjoy views of the Niagara escarpment in all its seasons, as well as heritage buildings, trains chugging up the escarpment and even Coote's Paradise. When Amica went up, Coote's was hidden behind the false walls they erected. But we still have lots of light and the Niagara Escarpment views.

However, if the appeal to build a 7- storey (plus 2 storeys of penthouse) is permitted to go ahead on Block 11, we will have no view and no privacy at all on our balconies, in our bedrooms and living rooms, in either 2000 or 3000. With only 86 feet between buildings, we will see nothing but the windows and balconies at the back of the other building. The population intensification will be suffocating, the traffic congestion will be oppressive, and pedestrian safety will be in even more jeopardy than it is now. All these factors will lower the quality of life here. We will feel as if we are in an inner city ghetto. This is not what we were promised and might constitute either breach of trust, or failure to disclose,

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Dear Mr

Page 2 of 2

How can this promised plan materialize, if Block 11 is permitted go ahead ? The truth is that it can't.
What does the current Urban Design Study for Dundas show?

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***Many of us in the 4 buildings on Creekside are mobility challenged, and can't easily reach existing green spaces such as Dundas Driving Park or Warren Park without driving there. Our feelings of independence and well-being are threatened by Alterra's request. **As things are now, we can, with canes, mobility aids etc., walk to the library, the bank, the grocery store, coffee shop, the drugstore and so on, thus reducing our carbon footprint.** That feels good. **But do you know how far it is to Warren Park? It is 4500 steps, or 2.1 km there and back.** And the distance to the Dundas Driving Park is exactly the same. That would increase our carbon footprint because we would have to go by car. **What other green space options would we have?**

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ALSO, many non-resident drivers use our street as a high-speed shortcut between Ogilvie and Hatt. The future result will be much narrower roadway to negotiate, especially on the curves. As it is pedestrians take their lives in their hands to get to Metro, or to a bank, because sidewalks are unfinished, **AND there are no crosswalks, no flashing lights, and no Stop signs on Hatt or Ogilvie where cars and pedestrians try to cross from Creekside Dr.**

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Thank you for taking the time to read my letter. I have faith in the good planning of the City of Hamilton, and hope that you deny the Block 11 appeals for amendments.

Yours Sincerely,

Christine Westerby,

Christine Westerby

Thomas, Cameron

From: Anita & Alan Finlayson
Sent: Thursday, April 28, 2011 12:04 AM
To: Thomas, Cameron
Cc: Powers, Russ; 'Stuart Mestelman'; VanderBeek, Arlene
Subject: Applications File # ZAC-09-055 & OPA-09-014

Dear Sir

The following is my letter of concern regarding these proposed changes.
Yours respectfully, Alan Finlayson

M. Alan J. Finlayson
706-1000 Creekside Drive
Dundas, ON L9H 7S6

April 27, 2011

Mr. Cam Thomas
City of Hamilton Planning and Economic Development Department
Planning Division – West Section
71 Main Street West
Hamilton, Ontario L8R 2K3

Re: Zoning Amendment Application (File # ZAC-09-055)
Official Plan Amendment Application (File # OPA-09-014)

Dear Sir

I was not born here but can proudly state that I chose to live in Hamilton not once but twice. During our initial time in the City, we were fortunate to live in a mountain apartment with a city view. While the steel mills very beautiful by night, the trees seemed to dominate the city by day, causing us to question how anyone could not appreciate Hamilton's beauty. After two years, we left the City to pursue further education but returned to work and raise a family. Once again we were able to live in a house on the escarpment with a city view and could enjoy the trees and the green spaces visible to us. As age inevitably crept up, we decided to relocate to Dundas and chose a condominium in the Creekside development. We were lead to believe (but not actually promised) that green space would be part of that development. And there is the rub!

We have since learned that the developer (Alterra) had bargained with the city to create green space with a recreation complex in exchange for higher buildings and increased density. Apparently, an adjacent retirement building has also been granted additional development on the basis of this planned green space.

Recently it came to our attention that Alterra had proposed to change the zoning and replace this green space and associated recreational facility with a nine-storey condominium complex. Not surprisingly this plan met with considerable opposition from people in this development and other concerned citizens of Dundas and Hamilton. Subsequently, Alterra is returning to the planning department with a modified proposal that limits the building to seven stories. However, I understand the plan calls for larger units per floor and to accommodate this density, mechanical units have been relocated to the roof, adding the equivalent of two additional stories. The plans that I

have seen also call for minimal easement and the proposed building encroaches on the sidewalk, blocking vistas and pedestrian/traffic sightlines. Only one parking space per unit has been planned based on the apparent assumption that street parking is available. However, I understand that much of that had been already been used as a bargaining tool to accommodate the overflow parking for the existing Creekside buildings, not to mention staff working at Amica and others who enjoy access to free downtown parking.

Dundas is a unique setting that takes pride in her sense of culture and community, including small shops, artists and artisans, walking access, and social interaction. I suspect that the average age in "Amicaville" (a pet name for this area) is in excess of sixty-five. If this proposal were to be accepted, instead of the green space that attracted many of us seniors to this site, we would find ourselves in a concrete jungle, negotiating parked cars and dodging speeding traffic, searching for a wee bit of grass to enjoy a quiet moment with a partner, friend or pet. That is not the city of my dreams and certainly not the vision of the City of Hamilton.

I do not doubt that Alterra has done well financially through this project; however I would strongly urge the Planning Department, The City of Hamilton, and the OMB (should this issue proceed to that level) to clearly state to Alterra, "Enough is enough! People live here too!" and deny both the requested zoning and building plan changes.

Yours respectfully,

M. Alan J. Finlayson
cc. Councilor Russ Powers, Ms. Laura Mestelman

Mr. Cam Thomas, City of Hamilton
Planning and Economic Development Department
Planning Division – Development Planning – West Section
71 Main Street West, 5th Floor
Hamilton ON
L8R 2K3

April 25, 2011

Cameron.Thomas@hamilton.ca

Dear Mr. Thomas

I am writing to oppose the Official Plan Amendment Application (File No. OPA-09-014) and the Zoning Plan Amendment Application (File No. ZAC-09-055).

Of my many concerns about the proposed amendments, I will write about the proposed elimination of the planned green space and the adverse affect on residents' health that increased traffic would have if an additional condominium were built on Creekside Drive.

I am a registered nurse and have over my career worked in public health, a residence for children with special needs, a thoracic surgery unit and labour and delivery. I have seen firsthand the impact of quality of life on health outcomes and enjoyment of life. Green space is a major contributor to physical, emotional and spiritual well-being. It improves air quality by increasing the oxygen content and lessening the pollutant and irritant levels in the air. This ameliorates symptoms of asthma and other respiratory conditions. The opportunity for exercise and social activities in the fresh air and sunlight may in fact increase the health, improve outlook and thus improve the health outcomes. These people respond better to healthcare interventions they require and put fewer demands on the healthcare system. Their mental health is also improved as reasonable exposure to sunlight increases vitamin D levels and social interactions lead to a larger support system and greater connection to the neighbourhood. This is especially important for older people.

Creation of green space supports Hamilton's desire to present itself as a desirable and livable place for businesses to locate.

Already many cars use Creekside Drive as a "racetrack" to avoid the stoplight at Hatt and Ogilvie. We have asked for stoplights or controlled crosswalks at the comers of Creekside and Ogilvie and Creekside and Hatt. Most of us walk to the Metro and to King Street to shop. In fact, many of us moved here because we could walk to shopping, doctors, the library, the pool, the arena and banks. We have been lucky so far that there have been no serious accidents but since many of the residents in the Creekside buildings and Amica use walkers or canes it may only be a matter of time. The addition of another 67 condominium units will make matters worse because of the increased traffic from those units and to

service.

Just as green space improves air quality, increased traffic makes air quality worse.

For these reasons and many others I hope that the Planning Department and City Council will reject the Official Plan Amendment (OPA-09-014) and the Zoning By-law Amendment Application (ZPA-09-055).

Sincerely

Catherine Semple, RN
205-1000 Creekside Drive
Dundas ON
L9H 7S6

Copy: Councilor Russ Powers

504 - 2000 Creekside Drive
Dundas, Ontario. L9H 7S7,
April 27, 2011

Economic Development & Planning Committee
City Hall
71 Main Street West 5th Floor
Hamilton Ontario. L8P 4Y5

**Notice of Complete Applications
And Revised Preliminary Circulation
To amend the Former Town of Dundas Official and Zoning By-law
Plan Amendment (File No. OPA-09-014)
Zoning By-Law Amendment Application (File No. ZAC-09-055)
File No: ZAC-09-055/OPA-09-014**

Mr. Jason Thompson, MCIP, RPP
Mr. Cameron Thomas

Virtually nothing has changed with Alterra's new submission. The number of stories has been reduced by two, but the building height is still too high. The building footprint remains virtually the same, and there has been no increase in the green space, so our opposition to this submission remains the same as before to these two requests for amendments to the Former Town of Dundas Official Plan and the Zoning By-Law. Our reasons are as follows:

1. **Lack of Green Space.** The original plan for this area was to limit building height to six stories – SS3.4.3.5, a). We believe an amendment was made to the plan in 1998, OPA 31, to allow a maximum of 4 - 9 storey buildings, however, the area known as Block 11 was designated as PR1/S-84. We understand that this restricts the height of a "Limited Private Community Facility" to 2 stories and that there must be 2000 square meters of landscaped green space, and NO parking. If a 7 storey – 67 unit building is permitted in this location, it will mean that there is NO green space. The majority of the individuals in the buildings surrounding this area are seniors, i.e. over 60. If approval is given to construct a 67 unit building in block 11, it will mean there is no green space within reasonable walking distance. It is worth noting that in the sales literature issued by Alterra, the Applicant for these amendments, there is clearly a large park in the Block 11 envelope. When we purchased our unit in 2000 Creekside, in 2002 we were told that there could be a 2 storey "Private Community Center" surrounded by park space in Block 11. There was NEVER any indication given that a 7 storey 67 unit building would be constructed there.
2. **Population Density.** We are aware of the Provincial Government's goal of "Intensification." However, the area bounded by Spencer Creek, Hatt and Ogilvie streets is now one of the most densely populated areas in the city. To permit a further 67 units in an area with an already high density is undesirable and irresponsible.
3. **Traffic Congestion.** The intersection of Governor's and Ogilvie is extremely busy due to increased traffic from Creekside, and residential developments further west on Governors. There has already been one fatality of a senior at this intersection. Traffic problems at the other end of Creekside, at Hatt, are increasing and if an additional 67 units is permitted, the potential for significant problems will increase significantly. We have witnessed numerous "near misses" as people attempt to cross from Creekside to the Metro store, and requests for a crosswalk have been denied.

4. **Parking.** Designated visitor parking at the four buildings on Creekside was permitted to be below requirement as on street parking was considered to be part of the requirement. There are already issues with sufficient visitor parking, so if an additional 67 units is permitted, parking will become intolerable.
5. **Why Have Official Plans?** The former town of Dundas established an Official Plan for very good reasons, one important one being the maintenance of a small town atmosphere. The development along Creekside, whilst helping the economic viability of the King Street area, has stretched the vicinities street capacity to a maximum. Official plans, like laws are developed by informed, intelligent, local citizens for the maintenance and betterment of society, we see no reason to amend the Official Plan to accommodate Alterras' grandiose expansion plans.

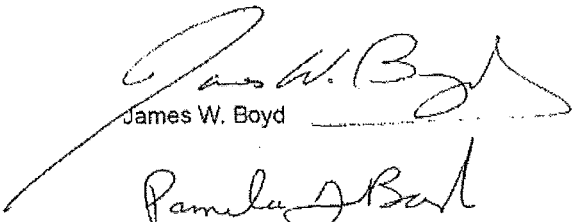
We therefore respectfully urge the Economic Development and Planning Committee to reject this request for amendments to the Official Plan and the Zoning By-Law.

We herby also wish to notify you, and the City Clerk, that we want to be informed of the date of the Public Meeting, and where and when the additional information and material pertaining to the Official Plan Amendment and Zoning By-Law amendment will be made available for public inspection.

We also wish to be notified of the adoption, but hopefully the refusal of the Official Plan Amendment and the Zoning By-Law amendment.

We also would like to inform you that we want to be granted "Delegation Status." We intend to make both an oral and written submission at the public meetings where these amendments will be discussed.

Additionally, we request a copy of the Planning Departments Staff report that will be published prior to the Public Meeting.



James W. Boyd



Pamela J. Boyd.

cc: Councillor Russ Powers.

April 28, 2011

Mr Cam Thomas
City of Hamilton
Planning and Economic Development Department
Planning Division
Development Planning - West Section
71 Main Street West
5th Floor
Hamilton, On
L8R 2K3

Re: OPA-09-014 & ZAC-09-056 (former Town of Dundas)

This is in response to your Notice dated April 8, 2011, regarding the above captioned.

The revised submission in no way addresses the concerns detailed in my initial letter sent in response to your January 15, 2010, Notice. (Copy also enclosed with my transmittal email).

Nevertheless I would like to provide the following additional comments:

- **Open space - integral to the overall plan - must be maintained**

In the "Planning Justification Report" dated December 8, 2009, and submitted by Cornacchia Planning Services it states that the private recreation facility proposed for Block 11 is no longer required and that this then justifies the proposal for a multi-storey residential condominium block.

What this completely ignores is that the primary intended land use for Block 11, based on current and long-standing zoning, is public open space. The "rec centre" is secondary. A minimum of two thirds (2,000 sq m) of Block 11 is identified as an "outdoor amenity area."

Alterra's comments about the need for a rec centre is a red herring...be it a rec centre or some other ancillary use **the longstanding, primary purpose of Block 11 has been the provision of an outdoor amenity area.**

And why is this "outdoor amenity area" integral to the overall plan for Spencer Creek Village? Because in 1997 - **at the developer's request** - increased density was approved for the four (4) condominium buildings on the south side of Creekside with an increase from 6 to 9 storeys. Because in 2005 - **at the developer's request** - the maximum number of residents for the retirement home (Amica) was increased from 100 to 151.

In both instances there was a clear, well documented "quid pro quo" initiated by the developer. In essence he stated...Approve more intensive use on the perimeter of Spencer Creek Village - the four condominiums and Amica - in exchange for an "outdoor amenity area" at the hub of the "Village". (Alterra has persistently used the term "village" in their marketing. I would defy them to find a "village" with the densities they propose.)

Furthermore in 2004/2005, under files OPA-04-022 & ZAC-04-93, the applicant requested a number of changes for the overall Spencer Creek Village site including a lifting of the "holding zone" on Block 11.

Why not apply for a rezoning on Block 11 at that time (2005)? Was it because construction two of the four condominiums on Creekside was not yet complete? Was it to retain, for marketing reasons, the

impression that there would be outdoor amenity space on Block 11? Is it just coincidence that **only after** the last of the four proposed condominiums (1000 Creekside) was completed and the units sold that the "rec centre" was deemed (by the applicant) as unnecessary?

If an "outdoor amenity area" was deemed important and necessary over the course of the past fourteen or so years - when it was used as a 'chip' in trading for increase density elsewhere on the site or as a prominent marketing feature in selling some 248 condominium units - it is just as important today and in the future.

The bottom line...the open space in block 11 has for more than fifteen years been an integral part of the overall concept of this development. It should not now be abandoned.

Be it a 9 storey, a 7 storey or a 5 storey condominium...anything other than the provision of outdoor amenity space on Block 11 goes against the sound planning of well over a decade.

- **"Intensification" does not justify renegeing on past approvals**

The Spencer Creek Village community has already been subject to more intensive development than was initially envisage by existing official plans and zoning. The 2005 Provincial Policy Statement was, in essence, anticipated and has, with the existing zoning for Spencer Creek Village, been complied with.

There was an OPA and rezoning approved by the former Town of Dundas in 1997 that resulted in a 50% increase in the height of the four condominium buildings on Creekside Drive.

In 2005 there were further changes approved through OPA-04-022 and ZAC-04-93. The 'spirit' of the initial concept was maintained. And

as noted above the applicant chose to simply request removal of the holding designation on Block 11 rather than have it rezoned.

The Provincial Policy Statement of 2005 cannot be used as an excuse to overturn previous sound planning decisions.

The Spencer Creek Village - as an integrated community concept - is already compliant with municipal and provincial policy. Further modification is not needed and should not be approved.

- **The test of 'reasonableness'**

The applicant has, in certain forums, made reference to a handwritten notation on a plan that was on display in the sales pavilion as giving notice to purchasers that they intended to use Block 11 for residential purposes rather than for a 'rec centre.'

However, as noted above, this was not acted upon in 2004/05 when the applicant initiated a number of other changes. The zoning was left at PR1. The applicant made a conscious decision to do so.

In the marketing for all four buildings between 2001 and 2009 there is no mention of intended residential uses for Block 11. Rather the marketing material consistently showed green space. The comments - many of them direct quotes attributed to the principles of the applicant company - all gave the very clear impression that there would not be a structure (residential or other) on Block 11 that would in any way adversely affect the purchasers of units in the four condominiums.

Dozens of newspaper articles, photos, marketing brochures etc can be introduced in support of this contention.

And for those purchasing units in the four buildings - during the period 2001 to 2009 - there was no mention whatsoever in the Condominium Declaration of the supposed intention to use Block 11 for residential purposes.

So, on balance, what would a reasonable person conclude when weighing a handwritten notation in a sales office (which only original purchasers might have seen in any event) against the 2005 OPA and rezoning **and** the vast amount of sales and marketing material **and** the absence of any 'warning' in the Condominium Declaration?

I would suggest that a reasonable person would conclude that Spencer Creek Village would be completed as it was originally envisaged and approved - with significant outdoor amenity space on Block 11.

To put it in very simple terms...the applicant cannot "suck and blow" at the same time. They cannot state that notice was given regarding the proposed residential development of Block 11 when, on balance, the persistent and consistent message conveyed was that Block 11 would be used for outdoor amenity space!

Conclusion

"The sum is greater than the whole of the parts."

This is **not** simply a matter of identifying the negative impacts of the specific proposal and identifying ways that they can be mitigated.

Block 11 cannot be considered in isolation of the overall concept for Spencer Creek Village that has been in place for almost two decades. While it has been modified the integrity of the overall concept has been maintained.

But now, as the Spencer Creek Village nears completion, there is a proposal that in essence throws years of good planning 'out the window.'

Putting a multi-unit residential building on Block 11 (be it 90 or 67 or 40 units) is not just wrong, in and of itself. It significantly diminishes everything that exists around it including historic downtown Dundas which is only one block away!

Think of it this way...

It reminds me of the line about "wearing a pair of brown shoes with a tuxedo."

On their own they may be a great pair of brown shoes. You can change them from brown loafers, to brown boots, to brown brogues. You can try to "mitigate" the adverse impact of wearing brown shoes with a tux. But no matter how you look at it they're **just not right**.

A multi-unit residential building on Block 11 is a pair of brown shoes. The brown shoes may look great with another outfit. The proposed building may be perfect for another setting.

But the tuxedo needs black shoes.

Spencer Creek Village needs outdoor amenity space.

Larry & Deb Button
3000 Creekside Drive, unit 203
Dundas, On
L9H 7S8

Thomas, Cameron

From:
Sent: Thursday, April 28, 2011 3:19 PM
To: Thomas, Cameron
Cc: VanderBeek, Arlene; Powers, Russ
Subject: Re: 2555 opposition

Alex Mc Guigan
1000 Creekside Drive.
Dundas, Ont.
L9H-7S6.
phone-(905) 627-3634.

Dear Mr Thomas

I am writing to you and the Planning and Economic Development Department in OPPOSITION to the notice of complete applications and revised preliminary circulation to ammend the former town of Dundaas official plan and zoning by-law for lands at 2555 Creekside Drive.

Official Plan Amendment Application (File No. ZAC-09-055)
Zoning Plan Amendment Application (File No OPA-09-O14)

I am totally OPPOSED to these changes for various reasons some of which I will mention in this letter ,firstly as you can see I am presently living at Creekside Dr. and I hope that the reasons I give in opposition to the proposed amendments are not entirely selfish and I am thinking of not only my own situation but the town of Dundas and its residents as a whole.

Firstly my family and I have lived in Dundas for 17 years and have come to enjoy and appreciate the small town feel of Dundas and it is my hope that we will live for here for many years to come and when the Creekside Drive development was proposed I am sure that this small town atmosphere was taken into consideration in the ORIGINAL plan even though a by-law allowing for buildings of no more than six stories was in effect. The AMENDED plan allowed for four nine-story condominiums and the Amica extension with the BLOCK 11 (2555) Designated as GREEN SPACE . The new plan with a proposed nine story condominium (altered to seven-stories in this new proposal) would completely change the ORIGINAL PROPOSAL. I am sure that the Bertram family in their wisdom when selling the property took the proposed GREEN SPACE into their decision knowing that this would be a legacy not only for the residents of Creekside Dr. but for all of Dundas. We all know that any GREEN-SPACE in a downtown core is enjoyed by all.

Alot of people including myself bought into Creekside Dr based on this original plan not knowing that a seven-story building would be built directly across the street. If Alterra, the developer, had tried to sell the four original creekside properties with a nine or seven-story building at 2555 Creekside Dr. I am sure that they would not have been able to charge the high price for those units and may have had trouble selling them at all. Would permission for the Creekside project 1000,2000,3000,4000, Creekside, been given had the Planning Department and City Council known that Alterra would apply to build another condominium across the street instead of a clubhouse and a GREEN SPACE on that proposal.

I am sure that the addition of a building of this size will not only affect the residents of Creekside Dr. and the imediate area but the town as a whole. Imagine the traffic and parking problems that would be incurred by the addition of people and traffic a project of this magnitude on our street would create. Creekside Dr is already used as a through street by vehicles driven by people who do not want to wait at the traffic light at Ogilvie and Hatt streets. The addition of a large building built on the bend on Creekside Dr will create a blind spot for drivers, for residents trying to cross Creekside Dr. and for residents using the existing entrance/exit for the four existing buildings. It is in my opinion an accident waiting to happen.

In the winter, this addition to Creekside Dr. might create a wind tunnel effect and cause large snow drifts. Where will the snow be put as this proposed building will be built at the edge of the sidewalk. As many of my neighbors

are seniors and have problems with vision and mobility and the completion of the Amica project will add more seniors and workers to support these added seniors can you imagine the problems with access and parking this will create.

At present, Amica employees use Creekside Dr. to park their cars because there is not enough parking available on the property. The 2555 addition will not only kill the GREEN SPACE, it will make the area a high density place to live and work. Creekside Dr is already a place to find free parking for local residents and people who work and shop downtown so I am worried that the additional parked cars may make it difficult for Fire and Ambulance Services to access our community.

These proposed changes will eliminate a very important GREEN SPACE in our downtown core where people can meet and socialize, walk their dogs, take their children or grandchildren to enjoy, where people can look out their windows and not be faced with a nine-story building right in their face. Instead they will make it a place where people will fear for their lives when they attempt to cross the street and will be doing the town of Dundas and its residents a great injustice. If we are as we are led to believe part of a larger city, does it not stand to reason that the chance to create any GREEN SPACE, as previously proposed, makes the entire city a more livable place.

Mr Thomas I am sure that there are many reasons for not allowing these proposed changes but I am sure that and your department will be hearing from more concerned residents and neighbours to express these. In closing I hope that my concerns expressed in this letter will help persuade the Planning Department and our city council to reject the 2555 proposal entirely.

Thank you a concerned citizen.

Alex Mc Guigan.

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

From: Thomas, Cameron

To: alexmcguigan

Sent: Tuesday, April 26, 2011 3:50 PM

Subject: RE: 2555 opposition

Hi Alex - I'm sorry but I can't open this attachment. would you be able to resend to me in a word document or a pdf? Fax is 905-546-4202.

Thank you,

Cam

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

From: alexmcguigan [mailto:amcguigan2@cogeco.ca]

Sent: Tuesday, April 26, 2011 9:47 PM

To: Thomas, Cameron

Cc: Powers, Russ; VanderBeek, Arlene

Subject: 2555 opposition

501-1000 Creekside Dr,
Dundas, ON, L9H 7S6
April 25, 2011

Mr. Cam Thomas
City of Hamilton
Planning and Economic Development Department
Planning Division, Development Planning, West Section
71 Main Street West, 5th Floor
Hamilton, Ontario, L8P 2K3

Re: Zoning Amendment Application (File # ZAC-09-055) and
Official Plan Amendment Application (File # OPA-09-014)

Dear Mr. Thomas and Members of City Council:

I am strongly opposed to these proposed amendments concerning Block 11 on Creekside Drive which would have the effect of replacing a much needed green space for park and recreation use with an additional large condominium.

I am writing to urge the Planning Division staff to recommend rejection of these proposed changes and for Council to decide, and clearly convey to all parties, that the current PR1 zoning for Block 11, and the current Official Plan, will be retained as critical components of the development plan for Dundas.

Support for the current zoning and Official Plan is very important, not only for the citizens who would be directly affected, but for the City of Hamilton as a whole. I believe this application could be a critical test of whether Hamilton will succeed in its long term economic development plans, for the following reasons.

The City has a far sighted plan to attract new residents to Hamilton based on attractive, healthy, safe, environmentally friendly, and convenient neighbourhoods in which the advantages of life in a small and close knit community are combined with the amenities of a modern, progressive, and beautiful city.

There are many "brown field" development opportunities in Hamilton using lands vacated by former industrial users, like the former Bertram property in Dundas which is the site of Spencer Creek Village. It is very important that such developments be carefully planned to create the sort of neighbourhoods Hamilton seeks to promote as an important part of the City's long term economic future. It is equally important for prospective new residents to have confidence that the plans they are shown today will be maintained and defended so that their new neighbourhood

will have the character they expected. By maintaining the park and green space in Block 11 as both the current zoning and Official Plan require, Spencer Creek Village could serve as a very positive model for potential residents considering similar "brown field" developments in other parts of the City.

As currently planned and zoned, a relatively high population density is balanced by open and attractive sight lines and green spaces, with a central park which would serve as a centre for the community. This green space at the heart of the neighbourhood would provide a place to converse, get to know our neighbours better, walk our dogs, and play with our children and grandchildren. It would be a place to walk in safety without being overly concerned with traffic and dense parking. The neighbourhood would have a strong sense of community and be within easy walking distance of most required amenities. Together, these very positive features would make it very attractive to potential retirees, one of the most rapidly growing demographics who are likely to be seeking new living arrangements in the future. The visual materials produced by the developer when Spencer Creek Village units first went on sale show these attractions very clearly.

Many, perhaps most, of the current residents were attracted here because of the promise of these features in the Official Plan and zoning. Retracting that promise would not only be unfair to current residents but would carry a very negative message to others considering purchasing units in similar developments elsewhere in Hamilton. Many residents believe they were misled by Alterra and were angered by Alterra's application last year for amendments to allow a new condominium building where the park was to be. Whatever Alterra may have lead people to believe, what cannot be disputed is that the former Town of Dundas, and subsequently the City of Hamilton, assigned PR1 zoning to Block 11. That is the promise that must now be honoured by rejecting these applications.

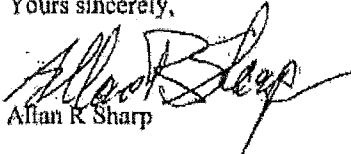
On the other hand, allowing an additional large condominium as proposed on this site would create an imposing canyon of concrete with excessive population density, no convenient green space for the residents, many of whom are elderly and are unable to readily access other parks, aggravation of an already unacceptable traffic and parking problem, and destruction of any "community centre" which the park would provide. This proposal is inconsistent with what Hamilton is rightly trying to market as its "community brand". Furthermore, approving these applications would also say clearly to future prospective residents that the zoning and Official Plan of the City may not be relied upon when making a decision of whether to locate in Hamilton. In my opinion that is precisely the opposite of what is in the long term interests of Hamilton.

On a personal level, I was born and raised in Dundas at a time when Bertram's was one of several industries along Hat Street and Spencer Creek which helped establish the unique character of Dundas. When I left for education and work reasons, I thought I would never return. But when it came time to consider retirement, my wife and I found Dundas offering many

attractions, such as the revitalized downtown of Dundas, retiree friendly developments, a very walkable community, extensive hiking trails and a strong environmental awareness, all combined with a sense of belonging in a neighbourhood and to a community. We had a sense of a community building on past strengths and moving forward positively and confidently. Hardly a day goes by when I don't thank those far sighted individuals who set aside so much natural habitat to keep it safe from development and preserve the rich variety of ecosystems. I think those who drew up the Official Plan and zoning bylaws did an equally admirable job of planning to preserve a strong community. I made my decision to return to Dundas, and life here has exceeded my expectations.

I urge all of you who will contribute to a decision on these applications to defend those far sighted plans established for Dundas, and the City of Hamilton more generally, by insisting that the PR1 zoning and Official Plan be retained for Block 11.

Yours sincerely,



Allan R. Sharp

Cc: Councillor Russ Powers

April 27, 2011

John Miltenburg
901-3000 Creekside Drive
Dundas, Ontario L9H 7S8

Cameron Thomas (cameron.thomas@hamilton.ca)
Planning and Economic Development Department
Planning Division – Development Planning
City of Hamilton

Re: My opposition to the revised application to build an apartment building in Block 11 at 2555 Creekside Drive in Dundas as described in Official Plan Amendment Application (File No. OPA – 09-014), and Zoning Amendment Application (File No. ZAC – 09-055).

Dear Mr. Thomas:

I am writing to inform you of my strong opposition to the revised application to use the park and recreation land at 2555 Creekside Drive (block 11) for a 67-unit residential apartment building.

If this application is approved:

1. There will be no open space in Spencer Creek Village for its more than 722 residents.
2. Hundreds of residents will lose their privacy because their apartments will be overlooked.
3. Hundreds of residents will be deprived of light and sunshine because of overshadowing.
4. Creekside Drive will be permanently overshadowed making it constantly dark and damp, and dangerous for pedestrians.
5. Parking and traffic will far exceed Creekside Drive's capacity, further making the street dangerous for vehicles and pedestrians.
6. The number of people in Spencer Creek Village will far exceed provincial and municipal density targets. Spencer Creek Village will be over-crowded, over-intensified. It will not be a vibrant, healthy and safe community.
7. Important promises made by the applicant for more than 10 years to the residents of Spencer Creek Village and to municipal officials in the Town of Dundas and the City of Hamilton will be broken.

No open space in Spencer Creek Village

Block 11 is the only open space in Spencer Creek Village. There is almost no landscaped area at any of the four existing apartment buildings (i.e. 1000, 2000, 3000, and 4000 Creekside Drive). The small open area at the Amica retirement home will soon be converted to a parking lot and so the retirement home will also have almost no open space. There is no open space for the approved future retirement home expansion or the approved future seniors' apartment building. Yet all government planning documents (e.g. Hamilton Urban Official Plan, Places to

Grow, Provincial Policy Statement, Dundas Official Plan) mandate that communities have open space in order to be vibrant, healthy and safe places to live.

There are currently 546 people living in Spencer Creek Village (248 apartments in the four existing apartment buildings times 1.8 people per apartment plus 100 people in the Amica retirement home). The approved future expansion to the retirement home will add 50 people and the approved future seniors' apartment building will add 126 people (70 apartments times 1.8 people per apartment). This gives 722 people. Plus there are more than 60 people working in the retirement home and the apartment buildings. Also, it is believed that the developers will apply to the City of Hamilton to increase the sizes of the approved future expansion to the retirement home and the approved future seniors' apartment building. That's a lot of people in the Spencer Creek Village community. All government planning documents require new communities to have some open space. That open space has always been planned, zoned and promised for block 11.

It is, therefore, bad planning to now eliminate the open space in block 11.

Density in Spencer Creek Village

The 546 people currently living in Spencer Creek Village plus the 50 people in the approved future expansion to the retirement home plus the 126 people in the approved future seniors' apartment building, mean that 722 people live or are approved to live in Spencer Creek Village. The blocks of land on which they live (i.e. blocks 3,4,5,6,7,8,9,10) are 2.27 hectares in size. This gives a density of $722/2.27 = 318$ people per hectare.

If this application is approved it will add 121 people (67 apartments times 1.8 people per apartment) on 0.32 hectares of land, giving a density of $(722+121)/(2.27+0.32) = 325$ people per hectare.

These densities will be even higher when the developers apply to increase the size of the approved expansion to the retirement home and the approved seniors' apartment building.

These densities far exceed the target density of 100 people per hectare for Dundas in all the planning documents. Spencer Creek Village is not a suitable place for over-intensification. Dundas is expressly identified in the planning documents as an area where more intensification is not needed. The City of Hamilton has identified areas where intensification is needed (see Volume 1 of the Hamilton Urban Official Plan). This application should be directed to those areas.

Over-shadowing, over-looking, loss of privacy

The applicant's 'sun/shadow study' dated November 2009, revised February 2011, is misleading. The study done by the residents of Spencer Creek Village dated December 2010, revised April 2011, shows the following.

- The year-round sunlight pattern and shade pattern and shadow pattern is catastrophic when the proposed apartment building in block 11 is added to the six existing buildings* and the three approved future buildings*. There is almost always a large shadow on one

or more of these nine buildings. The shadow often eliminates most of the sunlight these nine buildings receive. (*The six existing buildings are 1000, 2000, 3000, and 4000 Creekside Drive, the Amica retirement home, and the Rexall Drug Store Plaza commercial building. The three approved future buildings are the retirement home expansion, the seniors' apartment building, and the commercial building expansion.)

- The loss of direct sunlight due to the proposed apartment building in block 11 is particularly severe for the hundreds of people living in the front of 3000 Creekside Drive, the front of 4000 Creekside Drive, the front of the retirement home, the south side of the approved future retirement home expansion, and the south side of the approved future seniors' apartment building. The proposed apartment building in block 11 blocks approximately 67 percent of the sunlight that the fronts of 3000 and 4000 Creekside Drive receive, approximately 39 percent of the sunlight that the front of the retirement home receives, and approximately 51 percent of the sunlight that the south side of the retirement home expansion and the south side of the seniors' apartment building receive.
- The loss of indirect light due to the proposed apartment building in block 11 is particularly severe for the people living in the front of 2000 Creekside Drive, the front of 3000 Creekside Drive, the retirement home courtyard and patio area, the south side of the retirement home expansion, and the south side of the seniors' apartment building. These areas will be constantly darkened and damp.
- The proposed apartment building in block 11 will be so close to the people living in the front of 2000 Creekside Drive, the front of 3000 Creekside Drive, the front of the Amica retirement home, the south side of the retirement home expansion, and the south side of the seniors' apartment building that these people will lose their privacy. The proposed apartment building in block 11 is so high and so long that its balconies and windows will look directly into the bedroom windows and living room windows of the apartments in the front of 2000 Creekside Drive, the front of 3000 Creekside Drive, the front of the Amica retirement home, the south side of the retirement home expansion, and the south side of the seniors' apartment building. The loss of privacy that this overlooking produces is so severe that people will not even be able to open their bedroom curtains.
- The proposed apartment building in block 11 will be so close to the people living in the front of 2000 Creekside Drive, the front of 3000 Creekside Drive, the front of the Amica retirement home, the south side of the retirement home expansion, and the south side of the seniors' apartment building that the noise from the air conditioners and cooling tower on the roof of the proposed apartment building will be severe. The round-about-type parking area in the rear of the proposed apartment building in block 11 is so close to the front of the Amica retirement home and the south side of the retirement home expansion that the noise and pollution produced by service vehicles and visitors' cars will be severe.
- The proposed apartment building in block 11 will be so close to the four existing apartment buildings that it will create a wind-tunnel along Creekside Drive. Creekside Drive runs from the north-west to the south-east; and the prevailing wind is from the west. So the prevailing wind will be funneled through the narrow canyon formed

between the proposed apartment building on the north and the four existing apartment buildings on the south. This will make Creekside Drive windy and noisy, wet and icy in the winter, and very dangerous especially for pedestrians.

Inadequacy of Creekside Drive

As is well-documented, the Town of Dundas generously gave the applicant permission to build the apartment buildings at 1000, 2000, 3000, and 4000 Creekside Drive three storeys higher than permitted because the applicant promised to make block 11 open space. The Town of Dundas and the City of Hamilton generously gave the applicant permission to give these apartment buildings a bigger footprint than permitted because the developer promised that the deficiency in landscaped area would be made up for by open space in block 11 and the deficiency in visitor parking would be made up for by reserving parking spots on Creekside Drive. The City of Hamilton generously gave the applicant permission to have no on-site employee parking at the Amica retirement home. The retirement home has 50 or more employees and, therefore, should have up to 25 employee parking spots. Now these employees park on Creekside Drive in the parking spots set aside for visitor parking for the apartment buildings at 1000, 2000, 3000, and 4000 Creekside Drive.

This competition for on-street parking makes Creekside Drive crowded and dangerous. This will get worse when the approved future expansion to the retirement home is built (and, consequently, there are more employees), when the approved future seniors' apartment building is built, and when the approved future expansion to the commercial building is built. When the expansion to the commercial building is built the current parking lot on the commercial property will be reduced by about 50 percent and so employees and customers of the existing businesses and the many new businesses will also be competing for parking spots on Creekside Drive.

Creekside Drive is too narrow for all this usage. The applicant promised in 1998 to make Creekside Drive 18.5 metres wide (*Dundas Star*, July 1, 1998, p. 3). The Zoning requires a width of 18.5 metres (see OPA 31, 1.2.5.11.5 and Hamilton Urban Official Plan, Vol. 3, Ch. B, UD-7 1(l)). Yet Creekside Drive is only 17.9 metres wide. The Hamilton Urban Official Plan actually requires local roads to have a width of 20.117 metres. So Creekside Drive is very narrow. It is also short and twisting. The visibility/daylight triangle at one end of Creekside Drive also does not conform to zoning standards. Yet Creekside Drive is the sole ingress and egress for 722 residents and more than 60 employees living and working in the four existing apartment buildings, the retirement home, the approved future expansion to the retirement home, and the approved future seniors' apartment building. It is also the main ingress and egress for all the employees and customers at the existing commercial building and the approved future expansion to the commercial building. Creekside Drive simply does not have enough capacity for what exists and what is already approved to be built.

The proposal to build a large apartment building on block 11 further overloads Creekside Drive. It will eliminate at least 9 on-street parking spots (visitor parking spots 9, 10, 11, 13, 15, 17, and 18 for 3000 Creekside Drive and visitor parking spots 7 and 8 for 2000 Creekside Drive). It is easy to see that these parking spots will have to be removed so that hundreds of vehicles can safely use the parking ramp for the four existing apartment buildings, the parking ramp for the

Plant St. plan OK

Largest project given green light

By John Dunford
Staff Writer

Dundas developer Richard Leibel says he has won the location to develop a large town centre with a mix of town, residential, and commercial space in the planned redevelopment of the former Bertram property.

Responding to criticism that his proposal would kill the downtown core, Mr. Leibel said most of the space designated residential for a retirement home, community centre and a medical complex. Many of the 25 people who attended last week's planning and development committee had thought 5,900 square metres (63,000 square feet) zoned commercial within the property was for retail stores.

"People saw that number and said, 'Oh, that's all commercial. There's going to be big box stores there. But it's nothing like that at all,'" Mr. Leibel said in an interview. "I was embarrassed that these people had to take time out of their busy schedule to have to go fight for something that they didn't even have to fight for."

In negotiations to the committee, ranging from residents to the president of the BIA, councillors were told that retail is not needed in the Bertram redevelopment because the downtown core and the M&P plaza are each only a block away.

See REDEVELOPMENT/page 3

Page Three

Development adds 700 people

By John Dunford
Staff Writer

The City of Dundas is expected to add 700 people in the next five years as a result of a major redevelopment project in the downtown core. The project, which is being led by Richard Leibel, involves the construction of a new retirement home, a community centre, and a medical complex. The project is expected to create 150 jobs and generate \$10 million in annual revenue for the city. The city council has approved the project, and the city is now in the process of securing financing for the project. The project is expected to be completed by 2005.



Toronto Star – Dec. 1, 2001, pp. P1, P10

"Inuit symbol will remain

"... Many of the 248 units will boast views of woodlands and the natural splendour of the Niagara Escarpment.

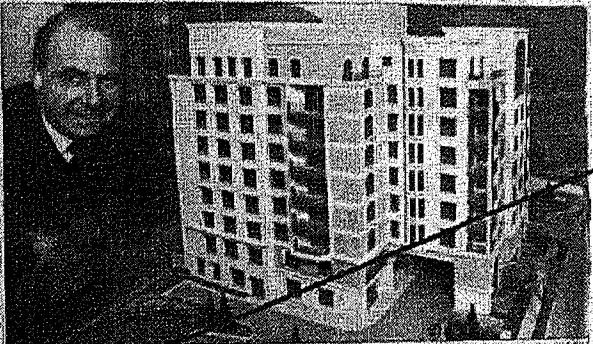
"... Cooper says the Inukshuk has become a focal point and conversation piece that is expected to remain at the development long after the buildings are constructed.

"... His work of art is in the development's future green space and will be visible from all four towers."

Inuit symbol will remain

By Robert Cooper
The Inukshuk, a stone sculpture of a human figure, will remain at the development long after the buildings are constructed. It is a focal point and conversation piece that is expected to remain at the development long after the buildings are constructed. His work of art is in the development's future green space and will be visible from all four towers.

with some starting on the ground floor.
"These aren't ordinary buildings — they have a much more intimate feeling," Cooper says.
"They're separate from the rest, and we wanted that to be the focus, unlike other projects in the Hamilton area."
A new name — Creekside Dr. — will be used for the new development. It is expected to be built in 2002 and the remaining towers will be built in a series of four phases.
Cooper says the Inukshuk has become a focal point and conversation piece that is expected to remain at the development long after the buildings are constructed.
His work of art is in the development's future green space and will be visible from all four towers.



"Robert Cooper, president of Alterra"

BLINDING BRIGHT Cooper, president of Alterra, is proud of the low-rise design of Creekside Dr.
"The design makes it the simplest, most elegant design."
"It was a small percentage of the budget, but it's a great piece of art. It's a conversation piece that is expected to remain at the development long after the buildings are constructed."
"His work of art is in the development's future green space and will be visible from all four towers."
"The Inukshuk has become a focal point and conversation piece that is expected to remain at the development long after the buildings are constructed."
"His work of art is in the development's future green space and will be visible from all four towers."

N5 continued

Inuit symbol will remain

with some sharing on the ground floor.

These aren't 200-unit buildings — they'll have a much more intimate feeling, Cooper says.

They'll enhance the area, and we believe this will be the finest condominium project in all of Hamilton.

A new road — Cascade Drive — runs from DeGrove to Main St. — and the first tower is to begin construction next spring. Occupancy is expected late next year and the remaining towers will be built at a rate of one per year.

Cooper says the building has become a focal point and confirmation that it is expected to remain at the development long after the buildings are constructed.

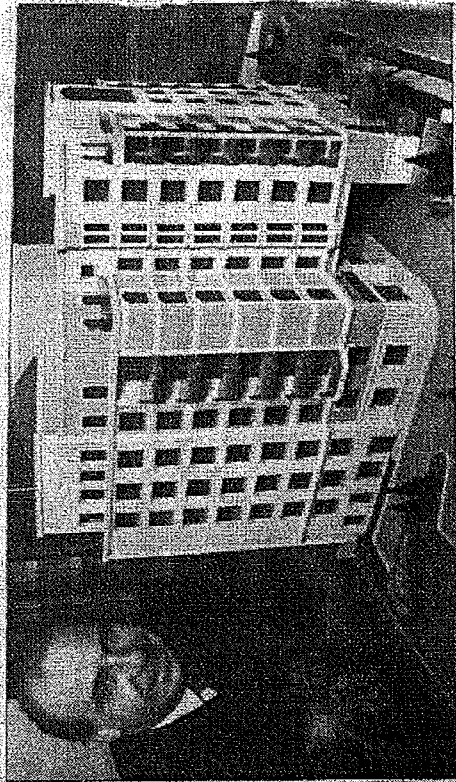
Edging says he's received favorable reactions from both artists and from the local arts community — the Dundas Valley School of Art is across the street.

Edging says the building's scale, architecture and weight of the structure makes it impossible, unless we have a major earthquake.

Edging says the building will be built on a site that is surrounded by parking and can be viewed from the street.

He says if it is in the development, it will be a focal point for all four towers.

Edging says the amount of space in the building has increased, he says, by a very important 10 per cent.



BLENDED IN Paul Cooper, president of Alterra, is proud of the low-rise design of Spinnaker Creek.

The recently opened talks offer a furnished model of the 700-square-foot Spinnaker park, along with plans, scale, model and other elements of the project.

To get to Spinnaker Creek, take Highway 404 to Hamilton's Main St. head west to Dundas, turn left on Campbell's Rd., then north on Cooper's Rd. to the sales centre on the left. Phone 905-778-1282. Hours: 9 a.m. to 7 p.m., Monday to Friday and 10 a.m. to 5 p.m., Fridays, weekends and holidays.

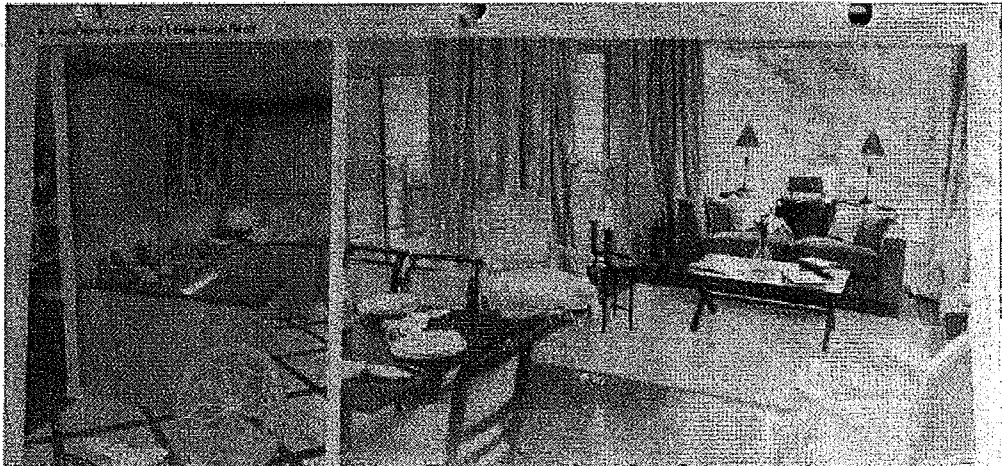
aces and such situated features as sex appliances, exercise bicycles, exercise equipment, and a hot tub. Most units also feature oval tubs and separate shower stalls.

Common elements include a fitness room, a library lounge with a fireplace, a party room with full kitchen, a 6,000-sq-ft underground parking with car wash services, and a business centre with lockers for computers and fax machines. Monthly condo fees for 65 units per separate floor.

Our third tower is the single highest in the city.

Our first tower is a 10-story building with 100 units. The second tower is a 10-story building with 100 units.

There are several floor plans, ranging from 310 to 1,000 sq ft. The average unit is about 775 sq ft. The average unit has three bedrooms. The average unit has two bathrooms. The average unit has a parking space. The average unit has a storage unit. The average unit has a balcony. The average unit has a terrace. The average unit has a view of the city.



**Spencer Creek Village
BUILT BY ALTERRA**

LOCATION: The award-winning sales centre of Spencer Creek Village is on Colborne St. between Hwy. 24 and Gowanus Rd. in Dundas.

PHASES: In phase one, the first and best-selling phase, 2000 units are being built. Phase two, located on Phase 1, is a 2000-unit village, set to start in 2002.

FEATURES: The award-winning Spencer Creek Village is a true luxury development. It offers a wide range of amenities, including a fitness centre, a swimming pool, a tennis court, a playground, and a pet park. The development is also pet-friendly and has a dedicated pet wash.

DESIGN: The award-winning Spencer Creek Village is a true luxury development. It offers a wide range of amenities, including a fitness centre, a swimming pool, a tennis court, a playground, and a pet park. The development is also pet-friendly and has a dedicated pet wash.

Luxury in the heart of Dundas.
ALTERRA'S Spencer Creek Village

While it's true that one of the most talked about residential projects to take shape over the past year is Altterra's Spencer Creek Village located in the mature, no-nonsense perfect town of Dundas.

With the first phase completely sold out and construction of 2000 Creekside Drive nearing completion, things have really been moving along at the award-winning Spencer Creek sales centre. In fact, Phase II of the luxury multi-phase project is already 60 per cent sold.

2000 Creekside: On top of the first of what will ultimately be only 2000 units in the Spencer Creek Village. Each of the buildings will contain 120 units, a sure sign that not only will it

be a highly sought-after development, but also feature a beautiful design. The units are also featuring views of the Dundas area, including the scenic view of the new development. What makes the new community so desirable is a short walk from the main shopping district and dining establishments that line King Street in Dundas. It's an ideal location for those who enjoy the simple pleasures of a community that has been.

Since the doors to the presentation centre first opened, thousands of people have flocked to Dundas to take a look at what Spencer Creek Village has to offer. Many sales centres seem to indicate that people like what they see.

Located in Dundas, between Hwy. 24 and Gowanus Rd., Altterra's presentation centre offers a welcoming atmosphere with graphics and model displays of the community. Here, too, is where you'll find the Spicersham, the

award-winning 1,100 sq. ft. fully finished model suite. Two, if you'd like, the spacious and stylish two-bedroom, two-bath luxury home offers wonderful views of Spencer Creek.

Mixed in with the finest, recognizable amenities in the downtown town of Dundas, the Spicersham epitomizes the kind of style and comfort residents will enjoy every day at Spencer Creek Village. It features a large foyer with a generous walk-in closet on one side and a laundry room with a stacked washer and dryer on the other. A cozy den sits behind the

living area, and the dining area is a true masterpiece.

Impressed with the Spicersham? Why, you're not alone. The Spicersham is a true masterpiece with its abundance of quality maple cabinetry and the upgraded granite counters with the matching pattern of



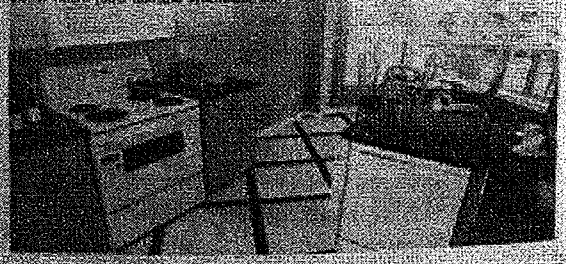
granite in the kitchen. The glass-fronted cabinet doors hang above a ceramic backsplash and the dining area is tucked neatly into a bayed window, allowing for incredibly breathtaking views during meals.

An electric fireplace provides show-worthy in the open-concept living/dining area, and a large set of glass doors opens to a private oversized balcony. Several windows across the back of the suite allow plenty of natural light into the suite.

The Spicersham also features a lovely master bedroom complete with a huge walk-in closet and a private ensuite with a double vanity, soaker tub and a separate shower stall.

At Spencer Creek Village, luxury has a new address in the heart of Dundas.

S.F.H.O.W. CO. ALTERRA'S



City review

At the opening party of the new apartment building, the couple were among the first to take a look at the new place.



A man sitting at a table in a restaurant, looking towards the camera.



PHOTOGRAPHS BY [Name]

Worry-free living in condo apartments in Dundas

As a developer of the new Dundas apartment building, the couple were among the first to take a look at the new place. The couple were among the first to take a look at the new place. The couple were among the first to take a look at the new place.

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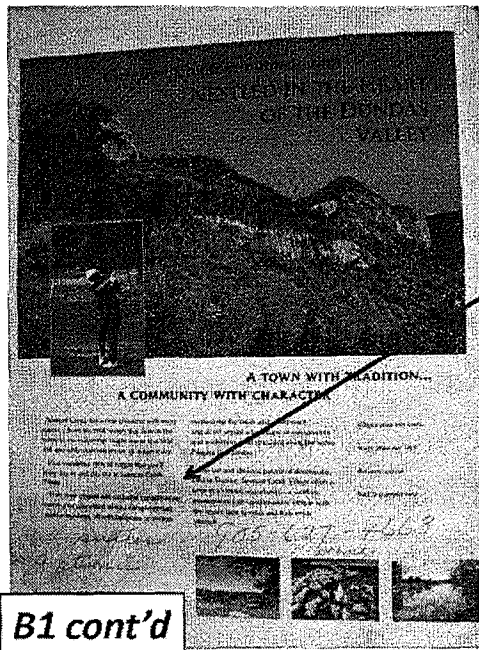
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Alterra Brochure ... page 2



"It's a wonderful view of nature you'll enjoy day in and day out at Spencer Creek Village.

"Here is an elegant and exclusive condominium community comprised of four complementary midrise buildings, all with balconies or terraces overlooking the creek and escarpment"

Promises
fabulous views
four buildings

APR 28 2011

April 19

Re Official Plan Amendment Application (File No. OPA-09-014)
Zoning By-law Amendment Application (File No. ZAC-09-055)

Dear Mr. Thomas

We do not believe the above by-laws should be changed and allow ^{allowed} to build a condo in such a limited space and so close to these high-rises - the surrounding area is congested and the roads unable to handle another increase in traffic - Creekside Drive has become busy and more traffic would become a problem, especially for pedestrians.

Too many buildings in such close proximity is environmentally unfriendly - sun and light would be blocked and a wind tunnel formed. For safe, healthy living there should be more green space and trees - Pedestrians should be able to cross the street with reasonable safety.

The majority of residents are retired people - they were led to believe there would be a park and recreational centre - There was no mention of another condo - If they had been aware of this I'm sure many would have looked elsewhere - We hope for the sake of those living on Creekside and the surrounding area that this development will not be allowed.

Sincerely,

Henry & Harriet Sprague
705-3000 Creekside
Dundas, Ontario
L9H 7S8

In conclusion, I urge the Planning Committee and ultimately, City Council, to soundly reject both the Zoning Amendment and Official Plan Amendment applications for 2555 Creekside Dr. We've got a great thing going here! Don't let the greed of a developer mess it up! Don't permit any variation from the approved plan!

Yours truly,

**Keith Sharp
Former councillor,
Town of Dundas**

APR 28 2011

RE: REVISED APPLICATION TO BUILD A 7 STOREY, 67 UNIT
CONDOMINIUM APARTMENT BUILDING IN BLOCK 11
AT 2555 CREEKSIDE DRIVE IN DUNDAS.

ATT: MR. CAM THOMAS

DEAR SIR,

THE CONSTRUCTION OF A 7 FLOOR BUILDING IS NOT
WHAT WE WANT FOR THE FOLLOWING REASONS:

1. FAR TO MUCH TRAFFIC
2. NOT SAFE FOR PEDESTRIANS AND CHILDREN AS
CARS ARE RACING.
3. WIDTH OF ROAD - VERY NARROW.
4. BUILDING TOO CLOSE TO ROAD.

WHEN WE PURCHASED OUR UNIT IN 4000 BLDG. WE
WERE TOLD THAT IN BLOCK 11 A 4 OR 5 STOREY WOULD
BE BUILT PLUS GREEN SPACE.

Yours truly

*Catherine Eichenbach
704-4000 Creekside Drive
Dundas Ontario
L9H 7S9*

Mr. Cam Thomas
City of Hamilton
Planning and Economic Development Department
Planning Division - Development Planning
West Section
77 James St. N. Suite 40 0
Hamilton, L 8 R 2 k 3

Jan. 2010

Dear Sir: re: Official Plan Amendment Application (File # OPA -09-014)

and
Zoning Amendment Application (File # ZAC-09-055)

I live at 3000 Creekside Dr. Unit 302 in Dundas. While I realize that the following issues may be deemed as frivolous to some they constitute a great part of my life and the enjoyment thereof. I love the sunlight I receive from early morning and the view of the escarpment though limited is a pleasure for me. I feast my eyes on the little patch of green space that abuts my unit and anticipate the increased park area that has been promised across the road from me where the Inukshuk proudly stands. Upon receiving notification from the City of Hamilton, File #ZAC-090155?OPA-09-014, regarding a proposed development of Block 1, I fear my small pleasures will disappear as its size will block the sunlight, my view of the escarpment and eliminate the promised park.

Another concern to me is road safety. I walk to many areas around Creekside. Walking on my street is hazardous because of constant traffic, including many construction vehicles and the amount of gravel and mud on the street itself. There are bits and pieces of sidewalks but they do not extend the length of the street. Crossing Ogilvie at Creekside to access The Metro is taking your life in your hands. Traffic coming from Hatt St. is not visible when one starts to cross the road but appears with frightening rapidity once one is in the midst of crossing. Yes, I could walk up to the traffic light at Hatt and Ogilvie or down to the light at Governor's Rd. and Ogilvie but that is not realistic given the age and the difficulty some might have in walking the extra distance.

Many cars use Creekside as a quick way to get to Governor's Rd. and avoid the light at Hatt and Ogilvie. Their speed and number further endanger the pedestrian. With the addition of a 90 Unit building these hazards would be greatly increased. To add to the difficulty there will be the need for increased parking. As it stands now some of the allotted parking space for guests for Building 3000 are actually on the street itself. Where will those extra spaces that are needed be placed?

Not only am I a walker I also drive and I find the crossroads of Ogilvie and Governor's Rd. to be congested, slow and hazardous to cars and walkers alike.

Another concern I have is the wind tunnel effect another tall building will produce. I witnessed this at First Place in Hamilton where many of the residents were afraid to venture out in case they were blown over. Given the average age of the residents of the Creekside Condos and Amica, 65 to 80+, this is a valid consideration. There is a high concentration of seniors, including elderly seniors who use this area daily who would be affected.

To summarize: Changes from what I bought into
Loss of sunlight
Loss of promised green spaces
Wind tunnel effect

RE: REVISED APPLICATION TO BUILD A 7 STOREY, 67 UNIT
CONDOMINIUM APARTMENT BUILDING IN BLOCK 11
AT 2555 CREEKSIDE DRIVE IN DUNDAS.

ATT: MR. CAM THOMAS

DEAR SIR,

THE CONSTRUCTION OF A 7 FLOOR BUILDING IS NOT
WHAT WE WANT FOR THE FOLLOWING REASONS:

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WHEN WE PURCHASED OUR UNIT IN 4000 BLDG. WE
WERE TOLD THAT IN BLOCK 11 A 4 OR 5 STOREY WOULD
BE BUILT PLUS GREEN SPACE.

YOURS TRULY

Fred Ekanaka

704-4000 CREEKSIDE DR.

DUNDAS, ONTARIO

L9H 7S9

APR 28 2011

Dundas, Ont. April 15th, 2011

City of Hamilton
Attn: Mr. Cam Thomas
Planning and Economic Development Dept.
Planning Division Development Planning - West Section
71 Main Street West 5th Floor
Hamilton, Ont. L8R 2K3

Re: Revised application to build a 7 storey, 67 unit condominium apartment building in Block 11 at 2555 Creekside Drive in Dundas.
Official Plan Amendment Application (File No. ZAC-09-055)

Dear Sirs:

With reference to the above and your letter dated April 8, 11 please be advised that I reject the applications to amend the official Plan and the zoning by-law.

I purchased my condo in 2005 and ^{or} the impression that there would be a green space and not as now proposed - an overcrowded "concrete jungle".

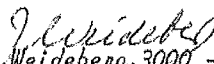
The proposed building is very close to the road and therefore too close to the other buildings. The road in itself is not wide enough to cope with the increase of traffic and also presents a danger to the pedestrians.

Furthermore there will be a wind tunnel effect on Creek Side.

However, all these concerns have been pointed out in my previous letter.

I hope the greed for a higher revenue (Taxes) for the City of Hamilton and income for the builder will not influence your final decision.

Yours truly


I. Weideberg, 3000 Creekside Dr. Apt. 505
Dundas / Ont.

APR 28 2011

Anita Spenser
604 - 4000 Creekside
Dundas, ON L9H 7S9

Mr. Cam Thomas
Planning @ Economic Development Dptmt
City Hall
71 Main St. W.
Hamilton ON L8R 2K3

APRIL 22, 2011

Dear Mr. Thomas

RE: Opposition to the revised application
to construct a 67 unit seven storey building
at 2555 Creekside Drive, Dundas

I am writing to object, in the strongest terms, to the above application.

There are at present four nine-storey condominium buildings side by side on a very narrow road. The road is extremely busy and dangerous for the many, mostly elderly, people who live in the four buildings. The existing problems would become worse if a further building were to be constructed, bringing more people and more cars into an already confined space.

The one and only window in my own apartment would face the proposed building. I would lose sunlight and my view of the escarpment, as well as my privacy, if this building were to be constructed as proposed.

I understand that in his original application the builder undertook to provide some green space on Creekside Drive. This is greatly needed in this area, in line with the rest of Dundas, which is a beautiful town to live in.

I appeal to you to deny the application and not to allow such a planning travesty to happen.

Yours sincerely,



Anita Spenser

Copy to Russ Powers
City of Hamilton

APR 28 2011

Unit 804-2000 Creekside Drive
Dundas, Ontario
L9H 7S7

E-mail: ray.c@cogeco.ca

April 21st, 2011

Cam Thomas,
City of Hamilton Planning and Economic Development Dept.
Planning Division – Development Planning – West Section
71 Main Street West, 5th Floor
Hamilton ON L8R 2K3

Re. File No. OPA-09-014

Please be advised that I strongly oppose this Official Plan Amendment since it is almost identical to the amendment proposed last year. (A copy of my Jan 29th 2010 letter to you stating my objections is attached.)

The idea that another 67 units be added to Creekside Drive is an absurd and unacceptable increase in density in what is supposed to be a 'village community' in Dundas. Building a massive 7 storey structure on grounds that are zoned for green space and a recreational clubhouse would quite obviously be a gross misuse of the planning process.

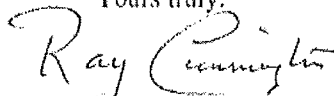
Virtually all the objections I made to the previous attempt to build a 9 storey building are still relevant. Bringing the height down to seven stories does little to improve the sight lines or the shadowing effects of this building since its overall height is almost the same as the height of the four existing condo towers.

& ZAC-09-055

I oppose the proposed Zoning By-Law Amendment. The small parcel of land on which the seven-storey 2555 Creekside building is supposed to be erected, would completely dominate the sightlines of the road and eliminate the possibility of a small park or green space being provided for this densely populated and highly desirable part of Dundas. The designation of a park in this area was clearly marked in the official Dundas Master Plan and was, I believe, part of an agreement by which the builder of the four condo towers on the South side of the road was permitted to construct nine-stories in each case instead of being limited to six. The construction of a major new building in this location would undoubtedly lower the value of the existing condominiums and would violate the assurances that were given by the builder when the units were offered for sale.

Please provide me with the staff report prior to the public meeting to be held by the Economic Development and Planning Committee of City Council, at which I may wish to appear.

Yours truly,



Ray Cunningham.

cc. Russ Powers.

Cam Thomas, City of Hamilton
Planning and Economic Development Department
77 James Street North, Suite 400
Hamilton Ontario L8R 2K3

January 27th, 2010

Dear Mr. Thomas:

**Re. Proposed 9 storey 90 unit building on Creekside Drive Dundas
File No: OPA-09-014 and ZAC-09-055**

My husband and I bought our condo at 2000 Creekside Drive in 2004 and, at that time, were given to understand that only **three** other nine storey condo buildings would follow. We were given a brochure picturing the four condo buildings facing a little park.

To our dismay, a huge 9 storey 90 unit building is now proposed for the other side of Creekside Drive facing buildings 2000 and 3000. We are totally opposed to this for the following reasons:

1. Traffic and Visitors Parking

We already have a big problem with heavy traffic in Creekside Drive and lack of adequate space for visitor parking. This development could only exacerbate our existing problems with car congestion. The Dundas Transportation Master Plan is focusing on "calming the traffic" The proposed 90 unit building, with consequent increase in cars, could only "agitate" the traffic.

2. Green Space

The originally planned "green space" will virtually disappear.

3. Appearance

Dundas is a charming little town. Although we do already have four nine storey buildings on this site, they have been placed carefully in a gentle semi-circle facing the escarpment and with green spaces between each building. A huge new building plonked down in front of the original four would begin to make the area look like a concrete jungle.

4. Pedestrian Safety

As you know, we have an unusually large proportion of seniors in the four condo buildings and in Amica. Some of these seniors have difficulty in walking and many use canes and walkers. We have no pedestrian crosswalks on Hatt and Ogilvie Streets and the common wisdom is that these are the sites of accidents about to happen. Additional seniors from the proposed new building would only exacerbate our existing serious safety problems.

Yours sincerely,

J. Ian A. Thompson. E. Averil Thompson

Ian and Averil Thompson
802-2000 Creekside Drive
Dundas, Ontario L9H 7S7

Thomas, Cameron

From: Louise Bush
Sent: Thursday, April 28, 2011 8:47 PM
To: Thomas, Cameron
Subject: Fwd: 2555 Creekside Drive?

Mr. Thomas,

In reference to the "new" proposal, File No. OPA-09-014 and ZAC-09-055, I wish to reiterate the points already made in the email I sent you just over a year ago and have attached. The new proposal outlined is no more palatable than the original. I am counting on you to allow the residents of Creekside Drive the green space that they were expecting.

Sincerely,
Louise Bush

----- Forwarded message -----
From: Louise Bush
Date: Thu, Feb 4, 2010 at 11:37 AM
Subject: 2555 Creekside Drive?
To: Cameron.thomas@hamilton.ca

Dear Mr. Thomas,

I am writing this letter to let you know how I feel about the development proposal for Creekside Drive in Dundas.

Surely you must realize that most, if not all of us, bought in this community because it provided us with a closeness to a beautiful little town, but more importantly, a closeness to natural surroundings and green spaces. The lovely brochure Alterra provided indicated just that.

It was with shock and dismay that I learned from my neighbours the plans for 2555 Creekside, a nine story building, instead of the green space expected! People will write to you that a building like this will create many problems: wind tunnel effect, danger to pedestrians, and so forth...all in themselves important and worthy factors for not allowing this building to proceed. I think the dishonesty, misrepresentation and greed of the city and the developer is the point of the matter. No wonder people are distrustful of their local governments...promises broken yet again.

So, I send this letter to appeal to you and the city planners to do the right thing for the owners living on Creekside Drive. Leave us and the town its green space promised.

I shall look forward to your reply.

sincerely,

Louise Bush
3000 Creekside Dr. #304

Thomas, Cameron

From: fred selman [
Sent: Thursday, April 28, 2011 7:52 PM
To: Thomas, Cameron; Powers, Russ;
Subject: Application for 2555 Creekside Drive Dundas

Dear Sir,

I am writing to you to express my opposition to the application by Alterra for a change to the zoning of the the lands of 2555 Creekside Drive , Dundas Ontario.

My concerns are centred around the issues of density and the adverse effect that, if allowed ,this proposed change will have on the neighbourhood. In my opinion the Official Plan of the City of Hamilton that was passed in 2005 clearly defined the optimum density for this area. Allowing for this significant increase over that approved plan with create an unsafe traffic problem for the area. Since the majority of the residents of this area are seniors this is a major health and safety issue.

My other main concern is one of basic fairness. Alterra was granted their request to build the existing 1000 through 4000 Creekside buildings to 9 stories verses the 6 stories that reflected the City of Dundas' height by laws at the time. In return for this favourable ruling Alterra had promised an off setting "green space" on the proposed buiding site of 2555 Creekside. Now they would like to be given permission to build on the lot and not provide the off setting green space. This seems like a win win , but only for the builder.

Your truly
Fred Selman
4000 Creekside Unit 302
Dundas Ontario
289 238 9900

405-2000 Creekside Drive,
Dundas, Ontario.

April 29, 2011

Re: Official Plan Amendment Application- File No. OPA-09-014
Zoning Amendment Application- File No. ZAC-09-055

City of Hamilton,
Planning and Economic Development Department,
Planning Division-West Section,
71 Main Street West, 5th floor,
Hamilton, Ontario.

Attn: Mr. Cam Thomas

Dear Sir,

This letter is to inform you that I feel the changes made to the original applications in this matter have not changed my opinion. I am against the applications by Alterra to put a 7-storey building across the street from Creekside Village.

My primary concern is traffic and parking in this community. With the addition of driveway ramps for visitors and for underground garage access, the traffic and pedestrian safety issues in this area will be horrendous. There is already too much on-street parking and this will only increase and this impedes vision for both the drivers and pedestrians.

As an environmentalist and lover of the outdoors, I am disturbed by the congestion and high population density in this community. The lack of sufficient, easily accessible green space is very much an issue for myself and many of my neighbours. The change to the original ambiance of our village is very much an issue, as our narrow road will look like a concrete tunnel and we will no longer enjoy our gorgeous views of our town and the escarpment.

I wish to be notified of any decision or meeting dates in consideration of this matter.

Sincerely,

Donald F. Durst

802-3000 Creekside Drive
Dundas, Ont.
L9H 7S8

RECEIVED APR 29 2011

Mr. Cameron Thomas
City of Hamilton Planning & Economic Dev. Dept.
Planning Division – Development Planning – West Section
71 Main Street West, 5th Floor
Hamilton, Ontario. L8R 2K3

28th April, 2011

Dear Mr. Thomas – Cam –

John Miltenberg brought you to my apartment and I shared with you some thoughts about the proposals for 2555. My letter of February 2010 is attached. The following are comments that supplement the earlier letter – now that we are looking at:-

**Official Plan Amendment Application (File No.OPA-09-014) and
Zoning Amendment Application (File No.ZAC – 09-055.**

I urge the City to reject these connected applications.

A fine example of urban planning is in danger of being distorted into an over-intensified residential complex, where safety and the overall environment will suffer. All this, at the expense of a promised, anticipated, and **necessary** green space.

Plans and elevations do tell us something for the site (Hatt/Ogilvie/Creekside) and of proposed 2555, but the **3-dimensional drawings give a truer and rather shocking insight** into what will happen to this area with the **imposition of the proposed 2555 into the original plan**. That plan sensibly provided a 'human' green space between Amica and the then planned, now completed, Spencer Creek condos. It presented a logical and community-friendly configuration with a feeling of space and air and real harmony.

However, visualised from the axonometric view, 2555 frankly will stick out 'like a sore thumb', imposing itself in several negative ways on an otherwise practical development. The proposed building will sprout out of the sidewalk, rising to considerable height and giving residents of both an eyeball to eyeball view of each other across a narrowed street. There will be a **significant increase in shadow** across both Amica and the existing Creekside Drive numbers 2000 and 3000. There will also be the **loss** of the much-vaunted **views** of the escarpment and Lake Ontario, **and of the light**, that were persuasive factors in the sale of the condos. This does great harm to the credibility of the city planners and the developers. The block of the projected building is utterly out of character with our south side buildings, where the openings at ground level add to the feeling of space and airiness. Airy views across the green space area provide a sense of unity without crowding which will be lost if a large building is imposed between Amica

This attachment sent to Cameron Thomas, Russ Powers, Alexandra Rawlings, 2nd
Feb.2010 filed in 'condozoning'

Plan Amendment Application (File No. OPA-09-014)
and
Zoning By-Law Amendment Application (File No. ZAC-09-055)

I am writing to express my shock and concern at the proposal to build a 9-storey condo at 2555 Creekside Drive, in Dundas.

With the addition of a 9-storey block DIRECTLY OPPOSITE a building of similar height, a precedent will have been created in Dundas. The four completed buildings, albeit side by side, are stepped away from each other and angled so that this effect is minimized and there is an open feeling to the development. The new plan is absolutely different from current norms and changes the face and feeling of the very Dundas that is attracting people to live here. Nowhere else in the area are there apartments built 'face-to-face' with their neighbours across the street, in such restricted conditions.

What has happened to 'truth in advertising' and the integrity of developers, when people who have bought dwellings in good faith and in the belief that the information promulgated by the sales office is accurate and reliable, are faced with alterations being effected during construction, and undertakings to provide certain features are worthless?

When my husband and I signed on for our condo in 3000 Creekside Drive, we were shown a model of the building, a model suite (whose dimensions turned out to be different from the actual apartment we received, although it was the same design as the model suite); **pictures of the green space - a 'park' opposite - zoned "recreational"**.

As an artist, it was particularly important to me that we have light and sun as afforded by a north-eastern outlook. Accordingly, we selected an eighth-floor suite so that we would also have **a view of Lake Ontario and of the escarpment**. We were told that there would be a building NOT IN EXCESS OF SIX STOREYS on the other side of Creekside Drive. Despite this, the Amica building now constructed at Hatt/ Ogilvie Streets and Creekside Drive boasts a large dome well in excess of 6 storeys, and several non-functional walls on the roof have been erected, effectively cutting off more of the view from Creekside Drive for no apparent reason. The City should take note: **any new building plan should be required to adhere to the NUMBER OF STOREYS - i.e., height - for which it is ultimately licensed, with no possibility of non-structural additions.**

We are not dealing here with a new developer, but the same one who built the first phase of Spencer Creek condos, who knowingly created expectations and sold units on the basis of their sightlines and views. Now the said developer is **planning to nullify these much-vaunted features by obstructing them with another building.**

Have shadow studies been undertaken for this project?

Thomas, Cameron

From: D B Haslehurst
Sent: Friday, April 29, 2011 10:53 AM
To: Thomas, Cameron
Cc: VanderBeek, Arlene; Powers, Russ
Subject: Revised Application

I Would like to register my opposition to the revised application to build a 7 storey 67 unit condominium building in Block 11 at 2555 Creekside Drive in Dundas. This is described in the official plan amendment application (File No OPA-09-014) and zoning amendment application (File # ZAC-09-055)

I have 2 major concerns:

1: The official plan of the Town of Dundas laid out specific areas for development taking into consideration the maximum density desirable for this area. I understand that this density requirement has already been exceeded with the buildings that are in place. Major concessions have already been allowed and further developments should not take place in this area. Green space which was promised with these concessions has been completely forgotten.

2: Pedestrian safety is a major concern and seems to be ignored or forgotten.

Crossing Hatt at Creekside or Hatt at Ogilvie is quite dangerous, particularly for the many seniors in the area with walkers or wheelchairs. There has already been 1 death at the corner of Ogilvie and Governors Rd. By-Laws and Zoning restrictions are in place for a reason and developers should not be allowed to change them. We hope you will reject this application.

Bill & Doris Haslehurst 4000 Creekside Dr. Unit 303 Dundas Ont. April 29/11

Thomas, Cameron

From: Carole
Sent: Friday, April 29, 2011 3:43 PM
To: Thomas, Cameron
Cc: Powers, Russ
Subject: 2555 Creekside Drive

Re: File No. OPA-09-014 & File No. ZAC -09-055

Dear Mr. Thomas:

We thank you for the revised amendment re: the above files, however we feel that this new plan does not address our previous concerns. Alterra still does not show sufficient parking for this building. In the past, Alterra has been given concessions on the previous four buildings on Creekside Drive, and as a result we have only 9 to 12 visitor parking spaces per building, instead of 16 or 17 visitor spots that should have been the required number. This leads to havoc on the street at such a time as residents have many visitors. Add to this, visitors to Amica and their employees, and we have a very narrow and heavily travelled roadway.

We would also like to point out that this plan seems to contradict previous density plans for our area. This problem will grow when Amica starts their development on the remaining property on Hatt Street, which has already been approved for their use. We are also concerned about the loss of the "small town" feel of Dundas - an attribute that led us to move here from Toronto, with its high density, its traffic and its concrete jungle environment.

We only ask you to remember that this area was originally meant to be green space, and although we encourage new development to enable Dundas to grow, we don't feel this is the place to start it with a building of this size.

Yours truly,
Allen & Carole Bain
4000 Creekside Drive, Apt. 606

To Whom It May Concern

I am both very much concerned and angry at the Application by Alterra : Official Plan Amendment Application (File No. OPA -09-014) and Zoning Amendment Application (File (No. ZAC -09-055).

We were among the first purchasers in 2000 Creekside Drive and were delighted by the fact that there was to be ample Green Space around the buildings and that there would be a Green Space area across the street providing recreational space for the inhabitants of the four Towers on Creekside. Moreover, there was to be a good amount of space between the buildings as well.

Somehow, along the way, our building's completion date was delayed three times while applications to alter facets of the building went through the Planning Process, at least that was what we were told by the same sales people who were eager to sell us a building with a view. Nevertheless we eagerly awaited our move-in date.

We put up with the dirt, dust and noise of the other buildings being completed.

We were also upset with the size, and height of Amica, which also required alterations to the plan.

All of the Alterra buildings together have one exit from the underground parking. This means that a constant and large number of automobiles debouch from the same exit. Given the fact that some of our owners are Senior Citizens and some are younger folk who still work, this produces traffic problems both within the buildings and in the egress.

Creekside has become a drive-through for people who want to avoid traffic problems on Hatt Street, and who pile up along Ogilvie waiting to turn onto Creekside.

The sheer density of the buildings is quite unbelievable. I know that the Provincial Government did not have the idea of squeezing in buildings on lots where there was really no space- (vide Creekside 1000) when they advocated infilling. There is so little Green Space around that building and it is so squashed in. We must keep our blinds closed most of the time or shake hands across the way with our neighbours. Similarly, while we have small balconies they are virtually useless when chock-a-block with your neighbour.

We are all shocked when a developer wants to put Monster Houses on Lots, which are too small for them. We really find it difficult to believe that any Developer or Planner would seek to intensify an already over-built area. This is an act of greed pure and simple with no thought for the inhabitants of what we thought was going to be as promised, when we purchased

Sincerely,

(Prof.) Josephine P. Meeker, Retired Geographer

#403 2000 Creekside Drive, Dundas, Ontario L9H 7S7

407 – 2000 Creekside Drive,
Dundas, Ontario.
L9H 7S7

City of Hamilton,
Planning and Economic Development Department,
Planning Division-West Section,
71 Main Street West, 5th floor,
Hamilton, Ontario.

Re: Official Plan Amendment Application- OPA-09-014
Zoning Amendment Application- ZAC-09-055

Attn: Mr. Cam Thomas

Dear Sir,

I am writing in regards to the newest proposal put forward by Alterra concerning the property described as 2555 Creekside Drive.

I feel as an owner in 2000 Creekside, and as a board member and board president, that the new proposal does not address any of the issues that have been raised in opposition to the previous application.

I am particularly concerned about the very high population density in this area, traffic issues, lack of adequate parking, and pedestrian safety.

Please see my previous letter, which is attached.

Sincerely,

Beth Callowhill

cc Russ Powers

The Revd. David B. Lennerton
506 - 3000 Creekside Drive
Dundas, ON, Canada
L9H 7S8

23 April 2011.
RECEIVED APR 23 2011

Mr. Cam Thomas,
City of Hamilton
Planning and Economic Development Department,
Planning Division - Development Planning - West Section,
71 Main St. West, 5th Floor,
Hamilton, Ontario L8R 3K3.

Dear Mr. Thomas,

Re: Revised Application to build a 4 Storey, 67 unit
condominium Apartment building in
Block 11 at 3555 Drive in Dundas as
described in:

- Official Plan Amendment Application
(File No. OPA-CQ-014), and
- Zoning Amendment Application (File No.
ZAC-CQ-055).

I strongly oppose the above revised
application for the same reasons I objected
to the original application. They are:

- the intense density which the condominium
will cause
- the density in traffic on Creekside Bldg.
which the condominium will cause
- the building will be too close to the
road and too close to other buildings

#506
1,000 Brookside Dr,
Dunelias

RECEIVED APR 29 2011

Dear Sir,

Re File No. ZAC-09-055
File No. OPA-09-014

I am writing in opposition to the revised applications - the rezoning & building of a seven story, 67 unit condominium apartment building at 2555 Brookside Drive.

I am extremely concerned about the number of people who will be living in this small area. Not only that, it is difficult as it is, to find parking on Brookside. Sometimes there are cars on both sides of the street and it is a busy street because cars come flying through there so that they don't have to go through the traffic lights on Hall Street.

The congestion won't be helped by the fact that the entrance/exit for the new building would be opposite the one for 1000-4000.

Elis (Dafne) Tolleran
203-2000 Creekside Dr.
Dundas, Ont. L9H 7S7
Apr. 22, 2011

To:
Mr. Cam Thomas
City of Hamilton
Planning & Development Dept.
71 Main St. W., floor 5
Hamilton, Ont. L8R 2K3

RECEIVED
APR 23 2011

Dear Mr. Thomas,

I am writing with much ^{concern} for
the inhabitants of the 7 condominium
(ie 1000 to 4000) on Creekside Drive, Dundas

My late husband and I purchased
ours in 2003 with the promise
that the area opposite us would
be used as an open green space
that would not be blocked by
another high rise condominium
as is proposed now by Alterra.

Our road is now quite
busy with traffic and the present
buildings are quite close to the
road. In fact much of this area
involves many elderly people.

The answer to your amendment to
build any thing other than your original
proposal is a resounding "NO".

Respectfully
Elis (Dafne) Tolleran

306 40001
Number DN 19H-759
April 19, 2011

RECEIVED APR 20 2011

attention
Mr. Cameron Thomas
City of Hamilton
Planning Dev. Development Dept

Dear Sir,

This is merely a reiteration of my initial letter written last year in response to the proposed amendments of the construction of a nine storey, ninety unit building at 3555 Lakeside Drive. Now I am responding to the new proposal file NO 089-07-014 ZAC-04-055. There is nothing altered as proposed that has changed my thinking. I feel that the following comments are important for your consideration.

Since Amica did not allow parking for their 1000 employees and Alterra was building 1000 unit street was always filled on both sides. Amica will be extending their facilities so congestion must be an even bigger problem. Lakeside is also a favourite cut thru by cars trying to avoid the Hatt, Algona light. If apartments are built at Governors Rd & Ogilvie not only is safety threatened but also the environment as more & more traffic will be idling at the light. There has already been shown to be a deadly corner to one pedestrian crossing with the light who was struck and killed when a motorist turned into the crossing against his light. Ogilvie and Hatt streets are dangerous for

101-3000 Oakeside Rd.,
Ottawa, ON
K1P 7S8

RECEIVED MAR 2 2008

To: Mrs. Lynn Thomas
City of Hamilton
Planning & Economic Development Dept.
71 Queen St. W. 5th floor.
Hamilton, ON L8N 2E3

Re: Renewal application to build a 7 story plus mechanical penthouse
on Block 11, 2555 Oakeside Rd., Hamilton.

Dear Mr. Thomas:

It is particularly obvious that the renewal plan by the developer -
Oakeside - is in no way an improvement on the previous application.
To build a 9 story apartment building at 2555 Oakeside Rd., Hamilton,
which was denied. The renewal proposal in your 70th Floor
plan a 2 story mechanical penthouse with no GREEN SPACE!!
7 plus 2 = 9!!

The current zoning permits a substantial recovery room.
They seem to think there are already 4000 500 residents
on Oakeside Drive. I can't get that density -
Please do not approve the renewal application.

Yours truly,
Allen Ferguson

From: J. Trevor Hodgson
503-Creekside Drive
Dundas
On. L9H 7S7

RECEIVED APR 23 2011

To: M. Cam Thomas
City of Hamilton Planning & Economic Development Dept.
Planning Division-Development Planning-West Section
5th Floor, 71 Main Street West
Hamilton, ON L8R 2K3

April 23, 2011

Dear Sir,

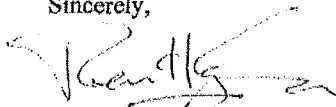
With reference to the revised application to build a 7 story, 67 unit condominium apartment building on Block 11 at 2555 Creekside Drive, Dundas, I would like to offer this letter of opposition on the grounds that this amendment in no way answers the numerous concerns of the many residents in the vicinity.

There are many varied concerns with this project from the "canyon" like effect, already overcrowded and dangerous street parking, unhealthy high density of residents, etc., which I have no doubt others will bring to your attention, however, my prime concerns are with the loss of the originally advertised view of the escarpment, the broken promises of the green space and community center and the growing number of high buildings generally cluttering the precious town of Dundas.

For 22 years I was Director of the Dundas Valley School of Art and watched the town slowly lose its sources of income as factories closed. But Dundas reinvented itself to become a unique arts community generally unspoiled and visited by large numbers of Hamiltonians. Thanks to the government and the many volunteers, the School of Art is renewed and is an example of practical conservation, many craftspeople have located here and old & new businesses have been revitalized. We must not throw away these achievements that create a real asset to the City of Hamilton for the sake of financial gain.

I beg you to insist that Alterra live up to its original contract.

Sincerely,



J. Trevor Hodgson

cc: Councillor Russ Powers
City of Hamilton
71 Main Street West, 2nd floor
Hamilton, Ontario L8R 4Y5

Thomas, Cameron

From: Thomas, Cameron
Sent: Friday, April 29, 2011 12:45 PM
To: Dyack, Janet
Subject: 121 Fiddlers Green Road, Ancaster

Hi Janet - The proposal is for a rezoning to permit 24 seniors type apartments in 2 3 storey storey buildings. Parking is outfront and underground. There is no direct vehicular access to the 2nd building. Can you please advise if EMS has any concerns with access to the 2nd building. The underground parking plan would be provided at site plan approval but I will ask for it now. If you would like a copy, I can send to you.

Thanks in advance,

Cam Thomas
Development Planer
City of Hamilton
((05) 546-2424 Ext. 4229

MAY 06 2011

303 - 2000 Creekside Dr.
Dundas, Ont.,
L9H 7S7
April 25, 2011

Mr. Cam Thomas
City of Hamilton
Planning and Economic Development Dept.
Planning Division – Development Planning – West Section
71 Main St. West, 5th Floor
Hamilton, Ont. L8R 3K3

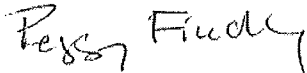
Dear Mr. Thomas,

I am deeply disappointed with the Alterra plans to build another condo. There have been numerous [close to 100] advertisements and articles in the Toronto Star, Globe and Mail, Dundas Star News and Hamilton Spectator that have described and represented in pictures, a beautiful greenspace as part of this Dundas development. An Inukshuk sculpture is already on the site as an integral part of the greenspace design.

Creekside drive is a very busy street and the pedestrian walking and crossing areas are dangerous due to parking on the street. Amica /Creekside guest parking is presently over capacity. An additional building will negatively impact the safety of the many seniors who live in this area.

This has been a construction zone for over seven years and many Creekside residents have given their support to this green field initiative. I'm hopeful that the decision to complete the development as promised will be upheld.

Yours sincerely,



Peggy Findlay

cc Councillor Russ Powers

MAY 06 2011

Unit 302,
3000 Creekside Drive,
Dundas. Ont. L9H-7S8.

Apr. 27. 2011.

Dear Mr Thomas,

Although I live at the rear of this building nevertheless I have many overriding questions about the proposed building in front of 3000. I should stress that I have a physical disability that requires me to use a walker.

1. The traffic in Creekside Drive is already dangerous because it is too narrow, another building will aggravate the problem even more.
2. There is already a fierce tunnel effect here on windy days, so much so that on occasions I have had to return to the security of the building. Another large building opposite will make the wind problem even worse.
3. We were promised green space in front of us. That was one of the attractions.
4. The loss of sunlight will be devastating and in winter nothing will thaw, side walks will be slippery and dangerous.
5. The threat to the investment aspect of our condo purchases is immeasurable.

Yours truly,



Margaret Myerink.

This letter is in response to:

The revised application to build
a 7 story, 67 unit condo. apt.
building in Block 11 @ 2555
Creekside Dr., Dundas &
as described in:

- Official Plan Amendment
Application (File No. OPA -
09-014) &
- Zoning Amendment Application
(File No. ZAC 09-055)

-2-

encroach on my view of the
escapment - (this view)
was one of the main reasons
& a valid selling point of
us purchasing the unit we did.

In summation, I am opposed to
any condo building on that
site.

Yours truly,
Walter Cartwright

— 2 —

The proposed building, right out to the street, is too close to the roadway.

It has insufficient parking and guest spaces which will result in congestion on the street.

I wish to be informed of any aspects re: these two applications and sent any staff reports related to them. Please notify me of any public meetings.

Yours truly,
Mary O'Day.

29 April 2011

Mr. Cam Thomas, City of Hamilton, Planning and Economic Development
Department, Planning Division - Development Planning - West Section, Hamilton,
On. L2R 2 K7.

Dear Mr. Thomas,

I am writing in Opposition to the revised application (File No. OPA-98-014) and
Zoning Amendment Application (File No. ZAC - 09 -0555)

There are many reasons I am opposed to this revised application

as it will shadow our condominium and loss of view of surroundings and thus impacting our day-to-day life negatively while devaluing our property.

We strongly oppose to any variation to the existing zoning and hope that the committees will understand and support our concerns.

Sincerely,

Thilu Bhargava
Unit 701, 3000 Creekside Drive, Dundas, Ontario, L9H 7S8

CC: Councillor Russ Powers, Ward 13 <russ.powers@hamilton.ca>

Making any changes will only add to the lack of parking available. When it is Sunday or Holidays the amount of cars from family and friends makes it difficult for me to even manouever to get into the driveway leading to the underground parking.

I seriously hope you think about this long and hard before you make one single change.

FYI - It would be nice if the developer finished his duties here and the other condos before he starts on to the next property. I am not fond of paying the taxes I do just so I can have a door that still needs a doorknob and painting after a year, or to have my electrical problems still not taken care of.

Sincerely

Ellen M. Hoffman
#304 - 1000 Creekside Drive
Dundas, ON L9H 7S6

APR 28 2011

Mr. Cam Thomas, City Hamilton
Planning and Economic Development Department
Planning Division- Development Planning- West Station
71 Main Street West, 5th Floor, Hamilton, Ontario, L8R 2K3

Councillor Russ Powers, City of Hamilton
71 Main Street West, 5th Floor, Hamilton, Ontario, L8R 2K3

Re: 2555 Creekside Drive, Dundas- Proposed 7 Storey, 67 Unit Condo Building

File No: OPA-09-014 and ZAC-09-055

To Whom It May Concern:

I am a resident at Amica at Dundas, 50 Hatt Street, L9H 0A1, Suite 608 and I am deeply concerned about the proposed 67 unit condo building at 2555 Creekside Drive. I have listed my concerns below:

I have made my home now on the top floor of Amica facing Creekside Drive and I love it. The view is great as is the walk downtown. I came to Dundas at the end of the war and built the first house in the town after the war at 2 Cairns Avenue. My late husband was firstly associated with the Carroll stores in Dundas and Hamilton. He then transferred to London Life Insurance Co. covering Dundas and the surrounding area and remained with them until his death.

We built our second and last home at 16 Glenmorris Drive. Unfortunately Colin Tweddell succumbed to Alzheimers. I eventually remarried and with my new husband (Sam Hicks from Burlington) we settled in LaSalle Towers of Burlington. Eventually I needed to return to Dundas and we moved in 2009 to Amica. Overlooking our entrance and across the road are 2000 and 3000 condos. This is such a good living style – just perfect for the elderly. We do not need a 7 storey condo building under our noses and in our eyes. We now live in a serene atmosphere which all here deserve. We do not need the hustle and bustle of a new condominium with more than likely to be young first time owners. We were promised green space next to us as most of us are previous Dundas home owners we deserve what was promised as was in the original plans. As elderly persons we do not need further traffic congestion, or our privacy taken away, nor as one person put it, afraid to open our curtains, nor do we need the noise and pollution or problems with service trucks and maneuvering cars behind the main building.

Please consider my request.

Sincerely,

Mildred V. Tweddell

Mildred Verna Tweddell

*P.S. - please feel
free to contact me
personally or by*

Thomas, Cameron

From: Hans Schulte
Sent: Friday, April 29, 2011 10:49 PM
To: Thomas, Cameron; Powers, Russ
Subject: Revised appl., 2555 Creekside

Dear Mr. Thomas,

it seems that the concerns of the owners of 1000-4000 Creekside have not been taken seriously. I strongly object to the "revised" plan which completely ignores that we are dealing with a retirement community. This requires

1. a tolerable density, incl. pedestrian and car traffic. People in their 70s and 80s (walking to Metro etc) are very vulnerable. And this is a massive building.
2. green space. It was firmly promised at the time I bought my condo, and certainly played a part in my decision. Older people are much more dependent on their immediate surroundings than the travelling younger crowd. The small park on the other side is practically unreachable for many, especially after some rain and in spring (try it!).

Please reconsider.

Sincerely, Hans Schulte

(Dr. Hans Schulte, 102-3000 Creekside Dr.)

Thomas, Cameron

From: Mary-Anne and Ron Farmer
Sent: Saturday, April 30, 2011 7:41 AM
To: Thomas, Cameron; Powers, Russ

Dear Mr Thomas & Mr Powers,

I am writing to object to the above application by Alterra (Spencer Creek) Ltd in that they negotiated a firm agreement with the former Town of Dundas to create a parkette and clubhouse on the north side of Creekside Drive in return for being allowed to exceed (by 50%) the maximum six-storey height for the four buildings of "Spencer Creek Village" on the south side of Creekside Drive.

The proposal is now to add an additional seven storey building, larger in footprint than any of the existing Condominiums, which will rob us of important green space and obliterate the escarpment views so heavily advertised in connection with the original development.

In addition to a significant increase in vehicular traffic, this development would exacerbate the on-street parking deficiency which already exists due to Alterra's claimed numbers vs the actual spaces which can be accommodated. It is already mathematically impossible to fit the number of vehicles into the claimed spaces. Another building would create numerous additional problems, including those of the elderly local pedestrian population.

Brownfield Development does not require construction to cover every square inch of the subject lands and I strongly recommend that the original agreement be given precedence.

Yours truly

Mary-Anne Farmer
3000 Creekside Drive, suite 205.

Betty Churchill

1000 Creekside Drive, Apt. 305, DUNDAS, ONTARIO, Canada L9H 7S6

April 27, 2011

Mr. Cam Thomas
City of Hamilton Planning and Economic Development Department
Planning Division – Development Planning – West Section
71 Main Street West, 5th Floor
Hamilton, Ontario L8R 2K3

Sent by FAX to: 905-540-6142

Dear Mr. Thomas,

RE: File No. ZAC-09-055
File No. OPA-09-014

When my husband and I visited the showroom and were shown the plans for this site, we were told that on the site in question there would be a recreational building which would include a swimming pool. This was quite exciting to my husband (he did not live to move in).

If another building is put on Block 11, I think the added traffic on the road in front of the present buildings would be too much. It is very busy here with so many entries onto the road; you have to watch every which way already and another building would just add to all that.

This is my objection to rezoning and another building -- I think it would be too congested, especially since this was not in the initial plans.

Sincerely,



Betty Churchill

but it had lots of potential for making money. So parking space for visitors was cut down to the minimum, the new street was allowed by the authorities to have parking on both sides of the street for visitors, a sidewalk was put in place for those walking to the Post Box and to town. All residents were eagerly looking forward to the development of the "Open Space" as seen in the original drawings and in which there would be a place to sit outside and enjoy the weather, talk to a neighbour, or go inside a small community centre.

Now a part of the property that was either sold, leased, or still owned by the man with a dream, became part of another dream and that was to fulfill the needs of accommodation for seniors who were not able to live at home but not ready for a Nursing Home so another place was built for a Retirement Home. Again a much looked forward to building in Dundas. But...

In the development of these good ideas things began to change and we now find that the promised green space is about to have another high rise on it. The traffic which is already hazardous on Creek Side Drive is about to increase. .

The idea has gone out of control. Even now it is dangerous to make a left hand turn out of the senior residence onto Creek Side. There are many people in all buildings who use walkers, or who have sight problems or hearing problems and walking down to the Rexall is problematic.

It is as if the original dream has been clouded by ignoring all the available material on the use of the environment and physical needs of seniors. As we can hardly see the escarpment it is hard to believe we are living in the Valley Town of Dundas.

What has happened? Has greed entered into the dream or has a blind eye ignored the Mission Statement of Amica, or has the need for more tax money to meet budget demands played a role? I don't know the answer but I do know the present proposal is not part of the dream of many of us who now live on Creekside Drive or in Amica.

Russ Jefferson

APR 28 2011

Mr. Cam Thomas, City Hamilton
Planning and Economic Development Department
Planning Division- Development Planning- West Station
71 Main Street West, 5th Floor, Hamilton, Ontario, L8R 2K3

Councillor Russ Powers, City of Hamilton
71 Main Street West, 5th Floor, Hamilton, Ontario, L8R 2K3

Re: 2555 Creekside Drive, Dundas- Proposed 7 Storey, 67 Unit Condo Building

File No: OPA-09-014 and ZAC-09-055

To Whom It May Concern:

I am a resident at Amica at Dundas, 50 Hatt Street, L9H 0A1, Suite 507 and I am deeply concerned about the proposed 67 unit condo building at 2555 Creekside Drive. I have listed my concerns below:

WE ARE ONE OF FIVE
RETIREMENT HOMES IN DUNDAS
CHOSEN FOR QUIET LIVING
HIGH RISE RESTRICTIONS
NOW IT WILL BE MORE TRAFFIC
MORE NOISE LACK OF TREES
GARDENS SONG BIRDS

In view of the above please keep me informed of all upcoming meeting dates. I will be gathering more information and will have more comments on this matter.

Sincerely,
R. P. Matthews

APR 28 2011

Mr. Cam Thomas, City Hamilton
Planning and Economic Development Department
Planning Division- Development Planning- West Station
71 Main Street West, 5th Floor, Hamilton, Ontario, L8R 2K3

Councillor Russ Powers, City of Hamilton
71 Main Street West, 5th Floor, Hamilton, Ontario, L8R 2K3

Re: 2555 Creekside Drive, Dundas- Proposed 7 Storey, 67 Unit Condo Building

File No: OPA-09-014 and ZAC-09-055

To Whom It May Concern:

I am a resident at Amica at Dundas, 50 Hatt Street, L9H 0A1, Suite 536 and I am deeply concerned about the proposed 67 unit condo building at 2555 Creekside Drive. I have listed my concerns below:

1. outdoor green space - was a part of the reason I came here - to allow 2555 Creekside Drive would eliminate this and would cause an over-crowding, density.
2. traffic would become a nightmare for everyone living in this area, parking, walking with walkers, it is already over crowded.
3. loss of light - causing shadows over our 2nd floor outdoor garden, losing the beautiful sunshine we presently are enjoying.
4. this will also cause more use of electricity, when we are trying to cut back on this commodity.

Overall this would be a bad move. Please say no to building 2555 Creekside Drive.

Thank you

In view of the above please keep me informed of all upcoming meeting dates. I will be gathering more information and will have more comments on this matter.

Sincerely, C. Daly

APR 28 2011

Mr. Cam Thomas, City Hamilton
Planning and Economic Development Department
Planning Division- Development Planning- West Station
71 Main Street West, 5th Floor, Hamilton, Ontario, L8R 2K3

Councillor Russ Powers, City of Hamilton
71 Main Street West, 5th Floor, Hamilton, Ontario, L8R 2K3

Re: 2555 Creekside Drive, Dundas- Proposed 7 Storey, 67 Unit Condo Building

File No: OPA-09-014 and ZAC-09-055

To Whom It May Concern:

I am a resident at Amica at Dundas, 50 Hatt Street, L9H 0A1, Suite 428 and I am deeply concerned about the proposed 67 unit condo building at 2555 Creekside Drive. I have listed my concerns below:

1. I LOOK FORWARD TO USING THE GREEN SPACE BETWEEN AMICA and the new condo.
2. I AM CONCERNED RE AMONG TRAFFIC ON CREEKSIDE DR. WHEN THE UNIT BOX OUTSIDE CONDO BLDG. SOMETIMES IT IS OBSTRUCTIVE TO CROSSING as the street curves to the west and you don't see approaching traffic.
3. FAMILY or VISITOR PARKING IS AT A MINIMUM here at AMICA. Would we be able to use some of the condo parking space?

Sincerely,

Wynnie Taylor

In view of the above please keep me informed of all upcoming meeting dates. I will be gathering more information and will have more comments on this matter.

Sincerely,

APR 28 2011

Mr. Cam Thomas, City Hamilton
Planning and Economic Development Department
Planning Division- Development Planning- West Station
71 Main Street West, 5th Floor, Hamilton, Ontario, L8R 2K3

Councillor Russ Powers, City of Hamilton
71 Main Street West, 5th Floor, Hamilton, Ontario, L8R 2K3

Re: 2555 Creekside Drive, Dundas- Proposed 7 Storey, 67 Unit Condo Building

File No: OPA-09-014 and ZAC-09-055

To Whom It May Concern:

I am a resident at Amica at Dundas, 50 Hatt Street, L9H 0A1, Suite 409 and I am deeply concerned about the proposed 67 unit condo building at 2555 Creekside Drive. I have listed my concerns below:

I am strongly opposed to using the green space provided in the official plan for a new multi-story condominium apartment building.

My reason is that I oppose the destruction of the already approved green space.

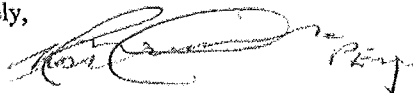
In every well planned housing development green space is made available to ensure that the community has a well balanced lifestyle. This is more important with the expected occupants will be mostly elderly.

In the Creekside development visitor parking has destroyed all the potential green space and will use the streets as visitor parking with no formal minimum requirements.

The proposed footprint of the new building and the required visitor parking will leave little or no green space to serve the over 500 people in Creekside.

In view of the above please keep me informed of all upcoming meeting dates. I will be gathering more information and will have more comments on this matter.

Sincerely,



Dated 19 April 2011

APR 28 2011

Mr. Cam Thomas, City Hamilton
Planning and Economic Development Department
Planning Division- Development Planning- West Station
71 Main Street West, 5th Floor, Hamilton, Ontario, L8R 2K3

Councillor Russ Powers, City of Hamilton
71 Main Street West, 5th Floor, Hamilton, Ontario, L8R 2K3

Re: 2555 Creekside Drive, Dundas- Proposed 7 Storey, 67 Unit Condo Building

File No: OPA-09-014 and ZAC-09-055

To Whom It May Concern:

I am a resident at Amica at Dundas, 50 Hatt Street, L9H 0A1, Suite 611 and I am deeply concerned about the proposed 67 unit condo building at 2555 Creekside Drive. I have listed my concerns below:

As a resident of Amica facing toward Creekside Dr, there will be no privacy whatsoever for residents whose condos face that direction. Not only will they be looking into their neighbours windows, the situation will deprive them of all privacy. The height of the building, closeness to Amica will cause loss of light and put Amica apartments in shadow.

It was also understood that there would be adequate outdoor green space. This green space is needed to create a healthy and comfortable environment for residents in the Creekside Dr area.

There already is limited parking space for visitors to the buildings on Creekside Drive. An addition of 67 apartments will only make an existing problem worse. The traffic and the consequent noise will also increase along with the dangers to handicapped pedestrians.

In view of the above please keep me informed of all upcoming meeting dates. I will be gathering more information and will have more comments on this matter.

Sincerely,
Bunala White

APR 28 2011

Mr. Cam Thomas, City Hamilton
Planning and Economic Development Department
Planning Division- Development Planning- West Station
71 Main Street West, 5th Floor, Hamilton, Ontario, L8R 2K3

Councillor Russ Powers, City of Hamilton
71 Main Street West, 5th Floor, Hamilton, Ontario, L8R 2K3

Re: 2555 Creekside Drive, Dundas- Proposed 7 Storey, 67 Unit Condo Building

File No: OPA-09-014 and ZAC-09-055

To Whom It May Concern:

I am a resident at Amica at Dundas, 50 Hatt Street, L9H 0A1, Suite 411 and I am deeply concerned about the proposed 67 unit condo building at 2555 Creekside Drive, I have listed my concerns below:

I promise MADE should be a promise KEPT. Builders
repeatedly make promises that they don't intend to keep.
Currently available space to the West of Amica has been an
incomplete "junk yard", used for the storage of rusty trailers,
portable toilets, unused signs, earth movers and trucks for
the past 2 years. This is our view from our sitting room
on the 4th floor.

The concentration of residential buildings in the
Hatt/Creekside/Ryilore area is creating a dangerous
traffic situation for both cars and pedestrians and
should be considered before further large residential
buildings are constructed.

The Wind Tunnel effect is most serious at
the Hatt/Ryilore intersection, and the residents (s)
of Amica, during a wind-storm, are in danger
of being blown onto the road-way.

In view of the above please keep me informed of all upcoming meeting dates. I will be gathering more information and will have more comments on this matter.

Sincerely,
Robert O'Shauniceff

APR 28 2011

Mr. Cam Thomas, City Hamilton
Planning and Economic Development Department
Planning Division- Development Planning- West Station
71 Main Street West, 5th Floor, Hamilton, Ontario, L8R 2K3

Councillor Russ Powers, City of Hamilton
71 Main Street West, 5th Floor, Hamilton, Ontario, L8R 2K3

Re: 2555 Creekside Drive, Dundas- Proposed 7 Storey, 67 Unit Condo Building

File No: OPA-09-014 and ZAC-09-055

To Whom It May Concern:

I am a resident at Amica at Dundas, 50 Hatt Street, L9H 0A1, Suite 306 and I am deeply concerned about the proposed 67 unit condo building at 2555 Creekside Drive. I have listed my concerns below:

I especially find it difficult to comprehend such a development within such a small area. Problems of pedestrian safety, parking, and over-crowding, definitely would occur. Residents in Amica would suffer loss of privacy, less sunlight, and visual ugliness of their outside world. 'A promise made is a promise kept' - words which have been forgotten regarding outdoor green space at 2555 Creekside Drive. For your own peace of mind, ethical values, and absence of greed, please reconsider and cancel plans of development.

THANK YOU,

In view of the above please keep me informed of all upcoming meeting dates. I will be gathering more information and will have more comments on this matter.

Sincerely,

(Mrs) Eleanor Banner

APR 28 2011

Mr. Cam Thomas, City Hamilton
Planning and Economic Development Department
Planning Division- Development Planning- West Station
71 Main Street West, 5th Floor, Hamilton, Ontario, L8R 2K3

Councillor Russ Powers, City of Hamilton
71 Main Street West, 5th Floor, Hamilton, Ontario, L8R 2K3

Re: 2555 Creekside Drive, Dundas- Proposed 7 Storey, 67 Unit Condo Building

File No: OPA-09-014 and ZAC-09-055

To Whom It May Concern:

I am a resident at Amica at Dundas, 50 Hatt Street, L9H 0A1, Suite 525 and I am deeply concerned about the proposed 67 unit condo building at 2555 Creekside Drive. I have listed my concerns below:

Dear Sir

I and several others use cars and walkies.

Cars & Trucks expect us to move faster

than we do - or can

An added building will add more traffic.

Thank you

In view of the above please keep me informed of all upcoming meeting dates. I will be gathering more information and will have more comments on this matter.

Sincerely,

Mary Burtton Kirk

APR 28 2011

Mr. Cam Thomas, City Hamilton
Planning and Economic Development Department
Planning Division- Development Planning- West Station
71 Main Street West, 5th Floor, Hamilton, Ontario, L8R 2K3

Councillor Russ Powers, City of Hamilton
71 Main Street West, 5th Floor, Hamilton, Ontario, L8R 2K3

Re: 2555 Creekside Drive, Dundas- Proposed 7 Storey, 67 Unit Condo Building

File No: OPA-09-014 and ZAC-09-055

To Whom It May Concern:

I am a resident at Amica at Dundas, 50 Hatt Street, L9H 0A1, Suite # 410 and I am deeply concerned about the proposed 67 unit condo building at 2555 Creekside Drive. I have listed my concerns below:

Dear Sir,

I am concerned about more people & cars coming into the area as it is too busy already & dangerous for pedestrians & those stacking their legs as I observe from my window. It is not pleasant to go out. We do need green space as promised so please be thoughtful & keep your promises!

Parking is indeed difficult for visitors & staff so now is not the time to add a new seven-storey, 67 unit condominium to add to the problem.

In fact, the amount of I get stressed by through my window & hope it will not be affected.

Yours sincerely,
Joan Allen #410

In view of the above please keep me informed of all upcoming meeting dates. I will be gathering more information and will have more comments on this matter.

Sincerely,

Joan Allen #410
April 22/11.

APR 28 2011

Mr. Cam Thomas, City Hamilton
Planning and Economic Development Department
Planning Division- Development Planning- West Station
71 Main Street West, 5th Floor, Hamilton, Ontario, L8R 2K3

Councillor Russ Powers, City of Hamilton
71 Main Street West, 5th Floor, Hamilton, Ontario, L8R 2K3

Re: 2555 Creekside Drive, Dundas- Proposed 7 Storey, 67 Unit Condo Building

File No: OPA-09-014 and ZAC-09-055

To Whom It May Concern:

I am a resident at Amica at Dundas, 50 Hatt Street, L9H 0A1, Suite 402 and I am deeply concerned about the proposed 67 unit condo building at 2555 Creekside Drive. I have listed my concerns below:

- ① CREEKSIDE DR IS TOO NARROW TO ACCOMMODATE MORE PARKING & TRAFFIC
- ② GREEN SPACE AT 2555 WAS A SELLING POINT IN CHOICE OF AMICA AS A RESIDENCE.
- ③ BUILDING WOULD BE SO CLOSE AS TO DEPRIVE AMICA RESIDENTS OF PRIVACY & SUNLIGHT
- ④ TRAFFIC IN & OUT OF NEW BLDG WOULD BE NOISY & DISRUPTIVE 24/7

In view of the above please keep me informed of all upcoming meeting dates. I will be gathering more information and will have more comments on this matter.

Sincerely,

D. Betty

APR 28 2011

Mr. Cam Thomas, City Hamilton
Planning and Economic Development Department
Planning Division- Development Planning- West Station
71 Main Street West, 5th Floor, Hamilton, Ontario, L8R 2K3

Councillor Russ Powers, City of Hamilton
71 Main Street West, 5th Floor, Hamilton, Ontario, L8R 2K3

Re: 2555 Creekside Drive, Dundas- Proposed 7 Storey, 67 Unit Condo Building

File No: OPA-09-014 and ZAC-09-055

To Whom It May Concern:

I am a resident at Amica at Dundas, 50 Hatt Street, L9H 0A1, Suite 602 and I am deeply concerned about the proposed 67 unit condo building at 2555 Creekside Drive. I have listed my concerns below:

I am most concerned with the drastic proposed increase in the population density of the Creekside area, and with the proposed elimination of the long-promised outdoor green space.

The proposed 67 unit condominium apartment building would result in a density more appropriate to a city downtown than to a small-town residential area. The proposed increased density would exacerbate the present tight parking situation; there is already inadequate parking on Creekside Drive. The proposal would also result in increased crowding on the roadway and sidewalks, and would result in more traffic on Creekside Drive, which is a narrow street.

I understand that the previous compromise in which the amount of green space available to Amica was reduced was based in part on the promise that green space would be provided at 2555 Creekside Drive and that Amica residents would have that green space available to them. The loss of this outdoor green space would be a serious blow to residents of Amica. Green space is already limited for them. The proposed building would also cast shadows on the existing 2nd floor outdoor garden at Amica and make it much less useful as outdoor space.

In view of the above please keep me informed of all upcoming meeting dates.

Sincerely,



Edward D. Giacomini

APR 28 2011

Mr. Cam Thomas, City Hamilton
Planning and Economic Development Department
Planning Division- Development Planning- West Station
71 Main Street West, 5th Floor, Hamilton, Ontario, L8R 2K3

Councillor Russ Powers, City of Hamilton
71 Main Street West, 5th Floor, Hamilton, Ontario, L8R 2K3

Re: 2555 Creekside Drive, Dundas- Proposed 7 Storey, 67 Unit Condo Building

File No: OPA-09-014 and ZAC-09-055

To Whom It May Concern:

I am a resident at Amica at Dundas, 50 Hatt Street, L9H 0A1, Suite 415 and I am deeply concerned about the proposed 67 unit condo building at 2555 Creekside Drive. I have listed my concerns below:

I live at 415 Amica, directly across from the outdoor green space. If the 7 story - 67 unit condominium - is built I would have no privacy at all. The people living across from my suite would be able to look into my place at all times. I would have to have my blinds all the time. There would certainly be a loss of light. The table and chairs I have for the balcony I might as well get rid of. This isn't what I planned when I moved into Amica.

In view of the above please keep me informed of all upcoming meeting dates. I will be gathering more information and will have more comments on this matter.

Sincerely, Madeline Skilton

ADD 29 2011

✓ Mr. Cam Thomas, City Hamilton

Planning and Economic Development Department

Planning Division – Development Planning – West Station

71 Main Street West, 5th Floor, Hamilton, Ontario, L8R 2K3

Councillor Russ Powers, City of Hamilton

71 Main Street West, 5th Floor, Hamilton, Ontario, L8R 2K3

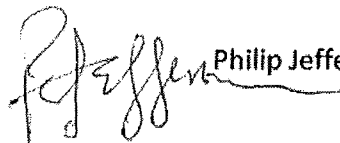
Re: 2555 Creekside Drive, Dundas – Proposed 7 Storey, 67 Unit Condo Building

File No. OPA-09-014 and ZAC-09-055

I live at Amica, a Seniors Residence, made for people with mobility to enjoy their surroundings. Therefore I am unhappy with the proposed reduction of green space. It is generally known that increased sunshine and light lessen human depression, so I deplore the action to take away the green spaces at 2555 Creekside Drive. The early posters and displays in the sales office have been changed, making me wonder about false advertising and misleading of the public. Dundas does not represent such questionable action.

I am also a resident with a physical disability, recognized in my lack of balance and use of a walker. I anticipated open space with the grounds of Amica and Creekside as a safe place for walking, sitting, enjoying the environment, not one where I have to watch out for cars speeding, trucks backing up, diesel exhausts, parking scarcity etc. The present proposal before us will lead to cramped surroundings and a dangerous environment. This will not be a good place for me to live, but it will stand as a demonstration of bad faith and failure to provide for the needs of the seniors presently living in Amica and all the buildings on Creekside.

I am outraged



Philip Jefferson, #604, 50 Hatt St.

APR 28 2011

Mr. Cam Thomas, City Hamilton
Planning and Economic Development Department
Planning Division- Development Planning- West Station
71 Main Street West, 5th Floor, Hamilton, Ontario, L8R 2K3

Councillor Russ Powers, City of Hamilton
71 Main Street West, 5th Floor, Hamilton, Ontario, L8R 2K3

Re: 2555 Creekside Drive, Dundas- Proposed 7 Storey, 67 Unit Condo Building

File No: OPA-09-014 and ZAC-09-055

To Whom It May Concern: JAMES CONNER

I am a resident at Amica at Dundas, 50 Hatt Street, L9H 0A1, Suite 619 and I am deeply concerned about the proposed 67 unit condo building at 2555 Creekside Drive. I have listed my concerns below:

DENSITY IN THIS AREA IS HIGH NOW - WILL BE MUCH HIGHER IF CONDO IS APPROVED

GREEN SPACE WAS PROMISED WHEN WE DECIDED TO MOVE INTO AMICA

PARKING ON CREEK SIDE IS A PROBLEM NOW WILL BE WORSE

DELIVERY & WASTE PICKUP TRUCKS WILL BE NOISY

In view of the above please keep me informed of all upcoming meeting dates. I will be gathering more information and will have more comments on this matter.

Sincerely, James Conner

APR 28 2011

April 21, 2011

Mr. Cam Thomas, City of Hamilton
Planning and Economic Development Department
Planning Division-Development Planning-West Station
71 Main Street West, 5th Floor, Hamilton, Ontario, L8R 2K3

Councillor Russ Powers, City of Hamilton
71 Main Street West, 5th Floor, Hamilton, Ontario, L8R 2K3

Re: 2555 Creekside Drive, Dundas –Proposed 7 Storey, 67 Unit Condo Building

File No: OPA-09-014 and ZAC-09-055

To Whom It May Concern:

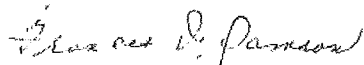
I am a resident of Amica at Dundas, 50 Hatt Street, Dundas, Ontario, L9H 0A1, Suite 613 and I am deeply concerned about the proposed 67 unit condo building at 2555 Creekside Drive. I have listed my concerns below:

1. It will cause on overcrowding of such a small area and will cause traffic problems.
2. Removal of the promised green space will invade the privacy of residents of Amica.
3. It will result in a loss of light and fresh air on our second floor outdoor patio..

I strongly oppose the change in the zoning.

In view of the above please keep me informed of all upcoming meeting dates. I will be gathering more information and will have more comments on this matter.

Sincerely,



Frances I. Samson

APR 28 2011

Mr. Cam Thomas, City Hamilton
Planning and Economic Development Department
Planning Division- Development Planning- West Station
71 Main Street West, 5th Floor, Hamilton, Ontario, L8R 2K3

Councillor Russ Powers, City of Hamilton
71 Main Street West, 5th Floor, Hamilton, Ontario, L8R 2K3

Re: 2555 Creekside Drive, Dundas- Proposed 7 Storey, 67 Unit Condo Building

File No: OPA-09-014 and ZAC-09-055

To Whom It May Concern:

I am a resident at Amica at Dundas, 50 Hatt Street, L9H 0A1, Suite 212 and I am deeply concerned about the proposed 67 unit condo building at 2555 Creekside Drive. I have listed my concerns below:

I rarely go for walks around Amica because traffic along Creekside Drive is almost non stop. With another condominium with cars going in and out it will be a nightmare.

When family or friends visit or come to pick me up there is seldom parking available. With another building on the doorstep it will be non-existent.

I have lived in Amica for three years and I am still waiting for the green space at 2555 Creekside Drive as promised.

Promises are meant to be kept, not used for new tenants

In view of the above please keep me informed of all upcoming meeting dates. I will be gathering more information and will have more comments on this matter.

Sincerely, E. Cowan

APR 28 2011

Mr. Cam Thomas, City Hamilton
Planning and Economic Development Department
Planning Division- Development Planning- West Station
71 Main Street West, 5th Floor, Hamilton, Ontario, L8R 2K3

Councillor Russ Powers, City of Hamilton
71 Main Street West, 5th Floor, Hamilton, Ontario, L8R 2K3

Re: 2555 Creekside Drive, Dundas- Proposed 7 Storey, 67 Unit Condo Building

File No: OPA-09-014 and ZAC-09-055

To Whom It May Concern:

I am a resident at Amica at Dundas, 50 Hatt Street, L9H 0A1, Suite 504 and I am deeply concerned about the proposed 67 unit condo building at 2555 Creekside Drive. I have listed my concerns below:

No to this Bldg. No more GREEN SPACE
Traffic Heavy on RR No Space For Increase
UNSAFE CROSSING STREET

In view of the above please keep me informed of all upcoming meeting dates. I will be gathering more information and will have more comments on this matter.

Sincerely,


APR 28 2011

Dr. Ronald J. Gillespie and Mrs. Marcelle Gillespie
50 Hatt Street, Apt 517-518
Dundas L9H 0A1

Mr. Cam Thomas
City of Hamilton
Planning Division-Development Planning-West Station
71 Main Street West, 5th Floor
Hamilton ON L8R 2K3

April 22, 2011

Dear Mr Thomas

We are very concerned and angry about the proposed 67 unit condo building at 2555 Creekside Drive right next to us here at Amica. There are many reasons that this proposal should be opposed, such as increased density of population, and greatly increased traffic and street side parking but we mention here only those reasons that affect us personally.

1. We will no longer have the adjacent green space that was promised when we became residents here almost three years ago and which I understand was in the plans for the area as long ago as 1995. We regard this green space as essential for the health and well-being of the residents of Amica and the four condos on Creekside Drive enabling these residents to walk and exercise in a sunny area free from traffic.
2. The proposed building will cut off most of the sunlight to the side of Amica facing the building including our suite and will make the area between the two buildings dark and shady all day. The garden terrace on floor 2, which is used by many residents, including ourselves, is warm and sunny from around 12.00 pm in the spring, summer, and fall, and is used therefore by many residents, will be entirely in the shade all day.
3. The proposed building will be so close to the Amica suites facing Creekside Drive, such as our own suite, that it will deprive them of their present privacy.
4. There will be a considerable increase in noise and pollution due to delivery, garbage and service trucks operating in the area between Amica and the proposed building.

Overall we are very unhappy about the proposal to erect a new condo building in the area that we were informed was to become an important green space for the use of the residents of Amica and the four existing condos. It would no longer be appropriate to call the area Spencer Village, centered around a quiet and beautiful village green – it will be just another urban development more appropriately called Dundas condo land.

Yours sincerely

Ron and Marcelle Gillespie



APR 28 2011

Mr. Cam Thomas, City Hamilton
Planning and Economic Development Department
Planning Division- Development Planning- West Station
71 Main Street West, 5th Floor, Hamilton, Ontario, L8R 2K3

Councillor Russ Powers, City of Hamilton
71 Main Street West, 5th Floor, Hamilton, Ontario, L8R 2K3

Re: 2555 Creekside Drive, Dundas- Proposed 7 Storey, 67 Unit Condo Building

File No: OPA-09-014 and ZAC-09-055

To Whom It May Concern:

I am a resident at Amica at Dundas, 50 Hatt Street, L9H 0A1, Suite 318 and I am deeply concerned about the proposed 67 unit condo building at 2555 Creekside Drive. I have listed my concerns below:

At Amica I chose a suite facing Creekside as I love the afternoon sun.

The proposed building would cut off most of my sun.

I have privacy here with no need to close the blinds. That of course would definitely change.

I looked forward to looking out a pleasant green space which you plan to replace with a parking lot.

My quality of life as I now have it would definitely definitely change if you are given permission to build on the site.

In view of the above please keep me informed of all upcoming meeting dates. I will be gathering more information and will have more comments on this matter.

Sincerely, *Letitia Upsdell.*

To Mr. Cam Thomas, City Hamilton
Planning and Economic Development Department
71 Main St West, 5th Floor, Hamilton, Ont. L8R 2K3
Copy to Councillor Russ Powers
71 Main St. West, 5th Floor, Hamilton L8R 2K3

APR 28 2011

I am a resident at Amica, Dundas, Suite 422,
and am very concerned about the proposed development
File No. OPA-09-014 on Creekside Drive.

For about 15 years in the 1980s and 1990s I was the
Chairman of the Trails Committee of the Town of Dundas,
and we developed and maintained a pedestrian
trail along the Spencer Creek. When the first
high-rise condominiums were built along the bank
of the creek we planned for a bridge to allow
walkers to cross the creek and walk along the
woodland pathway on the east bank of the creek.

This never happened, and we were told that
there would be sufficient land free from
highrise buildings to allow some recreational
activities and low buildings.

To allow any more highrise buildings in
the old Bestoum foundry land would be
a big mistake.

Jan C. Reid

APR 28 2011

Arline J. Ban
612- 50 Hatt Street
Dundas, Ontario L9H 0A1

Mr. Cam Thomas
City of Hamilton
Planning and Economic Development
Planning Division-Development Planning-West Section
71 Main Street West, Fifth Floor
Hamilton, Ontario L8R 2K3

Re:2555 Creekside Drive,Dundas Proposed 7 storey, 67 Unit Condo
File No. OPA-09-014 and ZAC-09-055

As a resident of Amica at Dundas, since January 15, 2009, I have considerable concern about the proposed 67 unit condo. We have been residents of Dundas since July 1978 and have observed how carefully the town has cultivated its image as a Valley town.

With the addition of yet another high rise condo the traffic congestion would overwhelm the Creekside drive area and make the area into a "condo-city".

We already have very little parking along Creekside drive for visitors, More seriously there would be limited room for the emergency ambulances that often come to Amica to take our seniors to the various hospitals in the city.

Perhaps your committee may suggest to the person responsible for proposing a new high rise that the spot would be better used as a park and he who provided the earlier high rises might leave his name to a much needed park in the center of Dundas.

Sincerely,



Arline J. Ban, B.A., M.Ed

APR 28 2011

Mr. Cam Thomas, City Hamilton
Planning and Economic Development Department
Planning Division- Development Planning- West Station
71 Main Street West, 5th Floor, Hamilton, Ontario, L8R 2K3

Councillor Russ Powers, City of Hamilton
71 Main Street West, 5th Floor, Hamilton, Ontario, L8R 2K3

Re: 2555 Creekside Drive, Dundas- Proposed 7 Storey, 67 Unit Condo Building

File No: OPA-09-014 and ZAC-09-055

To Whom It May Concern:

I am a resident at Amica at Dundas, 50 Hatt Street, L9H 0A1, Suite _____ and I am deeply concerned about the proposed 67 unit condo building at 2555 Creekside Drive. I have listed my concerns below:

As a resident of Amica, I have many concerns with the proposed 67 unit condo building at 2555 Creekside Drive. I feel my concerns are very important as the proposed changes will affect my quality of life in my late senior years.

My first concern is that my privacy will be affected. Presently there is no one looking down at the Amica property; placing a building beside us will affect our privacy at Amica.


My second concern is that there will be no green space or park. I was looking forward to having green grass and a park beside us as once promised. If the building goes up, I will not be able to walk to a green space which is nearby and a manageable walk for a senior citizen. You are messing with my quality of life.

My last concern is with available parking. Presently when my children, grandchildren visit they have problems finding parking; adding another building will only compound this problem not to mention making it too busy and dangerous.

In view of the above please keep me informed of all upcoming meeting dates. I for me as a pedestrian will be gathering more information and will have more comments on this matter.

Sincerely,



 Fortunato Frank Carbone
328-50 Hatt Street
AMICA Dundas, ON, Canada
at Dundas L9H 0A1

APR 28 2011

Mr. Cam Thomas, City Hamilton
Planning and Economic Development Department
Planning Division- Development Planning- West Station
71 Main Street West, 5th Floor, Hamilton, Ontario, L8R 2K3

Councillor Russ Powers, City of Hamilton
71 Main Street West, 5th Floor, Hamilton, Ontario, L8R 2K3

Re: 2555 Creekside Drive, Dundas- Proposed 7 Storey, 67 Unit Condo Building

File No: OPA-09-014 and ZAC-09-055

To Whom It May Concern:

I am a resident at Amica at Dundas, 50 Hatt Street, L9H 0A1, Suite 218 and I am deeply concerned about the proposed 67 unit condo building at 2555 Creekside Drive. I have listed my concerns below:

I have lived here for three years and I would
lose light and be in shadows.
The new building would be too close to us.
It will be too noisy with extra cars.
There would be crowding and less parking.
Creekside dr. would get very busy for an less
parking for guest.
There would be traffic all the time.
There would be no room for walking.
Very little grass around.
Very limited parking for Amica employees

In view of the above please keep me informed of all upcoming meeting dates. I will be gathering more information and will have more comments on this matter.

Sincerely,

Myrtle Miller

CT

christine westerby

From: "christine westerby"
To: <cameron.thomas@hamilton.ca>; Powers, Russ <russ.powers@hamilton.ca>;
<bratina.bob@hamilton.ca>
Sent: Tuesday, June 21, 2011 10:56 AM
Subject: Positive values of Green space

RECEIVED JUN 22 2011

Dear Sirs,

Since Victorian London, city planners have recognized the value/importance of green space in the city. They have created parks for citizens to enjoy , and lined the streets with trees. Studies have shown that simply seeing trees, grass, sky and flowers reduces stress and stress-related diseases such as hardening of the arteries, cancer, high blood pressure, bad moods and depression. Accessing green spaces even helps prevent cortisol attacking the immune system.

Experiments in brain health have shown that contact with nature improves general health, and produces feelings of well-being. Such contact also improves memory, both long and short term. With the aging of our population, and predicted increase in dementia, along with concomitant needs for more long term care facilities etc, we need to think how we can be less of a burden on these health systems.

I would suggest that it would make financial sense for the City of Hamilton to offer these basic human needs: parks/grassy areas, with trees, flowers and walking paths within easily accessible distances, particularly where there is such high density of population, largely seniors, as in the triangle of bordered by Spenser Creek, Ogilvie and Hatt Streets. This brownfield is already densely populated. It would be even more dense with the additions planned for Amica and the Rexall complex, let alone Alterra's proposed building. Isn't there a formula for amount of greenspace per capita recommended for city residents?

The huge, ugly grey building that Alterra proposes would not fit in architecturally with the elegant designs of Amica and the established buildings on Creekside. It would be a monstrosity, thrust up like The Berlin Wall. We would have no view at all in any direction. Where will go to sit under a tree?

On the other hand, the Green space we were promised would be the perfect solution. Looking to the future, as Hamilton does, such easily accessible green space could very well reduce the cost of mental health care, hospital beds and long term care facilities. Surely the cost of an aging population with mental health issues, stress-related diseases etc would not be offset by the extra tax revenue from another multiple dwelling.

We bought our home on Creekside Drive because we have always recognized the important health benefits of contact with nature. We bought here because we were promised green space to provide that contact.

Would it be forward-thinking by the City of Hamilton to condone the elimination of such green space for its residents and existing taxpayers?

Yours truly,
Christine Westerby
#702-3000 Creekside Dr., Dundas
June 21, 2010
|

For Your Interest, I am enclosing (by mail) an appropriate article from the Toronto Star, June 4, 2011, on the topic of doctors actually writing prescriptions for contact with nature.

6/21/2011

NEWS

Sensory experience helps brain

NATURE from A1

Rising obesity rates, inactivity and stress are top health concerns in the digital age. These doctors' orders encourage families to use their community and outdoor resources to improve health.

"I think it's a fabulous idea," says Dr. Anthony Ford-Jones, a Burlington pediatrician who heard about park prescriptions this week during a talk by Richard Louv, author of the 2005 book *Last Child in the Woods*.

Louv, who coined the phrase "nature-deficit disorder," sparked a movement to reconnect kids with nature. The California writer was at the Royal Botanical Gardens in Burlington to promote his latest book, *The Nature Principle*.

Ford-Jones plans to promote the idea with his colleagues on the Canadian Paediatric Society board. He wants to create kid-friendly prescription pads so physicians can write down recommended frequency, duration and type of outdoor activity.

The pediatrician has already started. This week he prescribed more time outdoors to a physically fit 12-year-old dancer. He recommended children's programs at the botanical gardens to the mother of a frustrated 8-year-old boy with a learning disability.

Going outside is "nature's Prozac," says Ford-Jones, who has been caring for children for 30 years. It's also key to what's known as "experience-based brain development."

"All the sensory stimulation of feeling and seeing and smelling the outdoors causes brain activity. That's how the brain tunes in and develops."

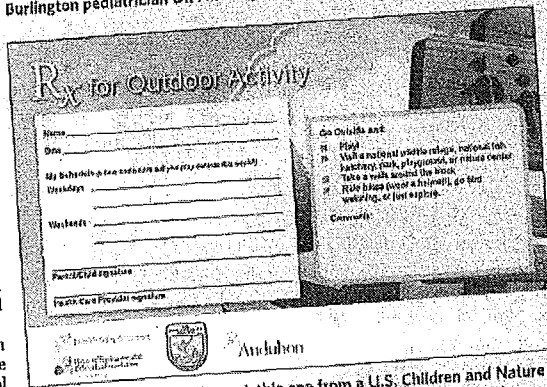
Louv says there hasn't been enough research to measure the benefits on mental and physical health, although it makes sense.

A few studies have shown a link between time spent outdoors and an improved sense of well-being. Active Healthy Kids Canada, which publishes an annual report on exer-



VINCE TALOTTA/TORONTO STAR

Burlington pediatrician Dr. Anthony Ford-Jones prescribes time spent outside, which he calls "nature's Prozac."



A kid-friendly prescription pad, this one from a U.S. Children and Nature health initiative, has tips for youngsters on how to stay active outdoors.

cise levels of Canadian children, says kids who spend more time outside tend to be more active.

The correlation doesn't surprise Ford-Jones, who says the best kind of exercise is unstructured time

when kids are jumping, climbing and exploring without whistles. "Kids can burn up 90 minutes flat if they're running around and happy."

Royal Botanical Gardens would be "thrilled" to partner with physicians, says Barb McKean, head of education. The facility has 27 kilometres of trails open to the public.

It would fit the goals of the new Back to Nature Network in Ontario (back2nature.ca), aimed at getting more kids outside. McKean is one of the organizers.

Eighteen months ago, the gardens launched a family walk program on Sunday afternoons, with guides to introduce newcomers to the park and trails.

"A lot of families have Friday night game nights or movie nights, so why not Sunday afternoon nature walks?" says McKean.

Sun/Shadow Pattern Study
done by the Residents of Spencer Creek Village
for
the six current buildings, the three approved future buildings
and the proposed apartment building in block 11
in
Spencer Creek Village, Dundas, City of Hamilton, Ontario
December 2011
revised - April 2011

Introduction, Summary, Conclusions

This study is organized into four sections. Before presenting these sections; we will summarize the results from each section and state our conclusions.

Section 1: Models and verification

The satellite photograph of Spencer Creek Village (taken on September 1, 2009) shown on the front cover of this study is the base on which our architectural model of Spencer Creek Village is constructed. Because this is an actual photograph, our model is an accurate, perfectly scaled representation of Spencer Creek Village.

Our three-dimensional architectural model of Spencer Creek Village includes the six current buildings (four condominiums, one retirement home, one commercial building), the three future buildings that have been approved for construction by the City of Hamilton (the expansion to the retirement home, the seniors' apartment building, and the expansion of the commercial building), and the proposed apartment building in block 11 (Figures 2A, 2B, 2C). The accuracy of our model is verified by comparing the sunlight and shadows it produces against the actual sunlight and shadows shown in the satellite photograph and other photographs of Spencer Creek Village (Figures 2A, 3A, 3B, 3C, 3D).

We are unable to verify the Alterra model in the E.I. Richmond Architects Ltd. February 2011 study (Figure 4A). Comparison of Alterra model to the satellite photograph of Spencer Creek Village (taken on September 1, 2009) and to Alterra architectural drawings (e.g. Figure 1B) suggests that the size of the property in the Alterra model is overstated, the size of the buildings is understated, and the size and orientation of the shadows are smaller and understated (Figures 1A, 4A). Table 1 below lists the figures used in the Alterra study and the corresponding figures used in our report.

Section 2: Sun/shadow patterns for six current buildings and three approved future buildings

Sunlight, shade, and shadow patterns are examined on December 21 (winter), March 21 (spring), June 21 (summer), and September 21 (fall) for the six current buildings (four condominiums, retirement

home, and commercial building) and the three approved future buildings (retirement home expansion, seniors' apartment building, and commercial building expansion).

The sun, shade, and shadow patterns on December 21 (winter) are good (Figures 5A to 5G). Between 10am and 3pm there are almost no significant shadows. Before and after this there are shadows but this is normal for the winter because the sun is 'low in the sky' and, therefore, the total number of daylight hours is small. The sun, shade, and shadow patterns on March 21 (spring) and September 21 (fall) are the same. The sun, shade, and shadow patterns are good (Figures 6A to 6G). None of the nine buildings (six current and three approved future) casts an adverse shadow on any other building. The sun, shade, and shadow patterns on June 21 (summer) are also good (Figures 7A to 7G). None of the nine buildings (six current and three approved future) casts an adverse shadow on any other building.

In summary: the year-round (December 21, March 21, June 21, September 21) sunlight pattern and shade pattern and shadow pattern for the six current buildings and the three approved future buildings are good. The buildings are sized and arranged on the property in such a way that no building interferes unduly with the sun, light, shade, and shadow of the other buildings.

Section 3: Sun/shadow patterns for six current buildings, three approved future buildings, and the proposed apartment building in block 11

Sunlight, shade, and shadow patterns are examined on December 21 (winter), March 21 (spring), June 21 (summer), and September 21 (fall) for the six current buildings (four condominiums, retirement home, and commercial building), the three approved future buildings (retirement home expansion, seniors' apartment building, and commercial building expansion), and the proposed apartment building in block 11.

There is an alarming deterioration in the sunlight and shadow patterns when the proposed apartment building is placed in block 11. Recall from section 2 that on December 21 (winter) there are no adverse shadows from 10am to 3pm. Now with the proposed apartment building in block 11 there are large shadows on the surrounding buildings continuously during the entire day (Figures 8C to 8I, 8K). The sunlight, shade, and shadow patterns on March 21 (spring) and September 21 (fall) are the same. Again there is a large deterioration in the sunlight and shadow patterns when the proposed apartment building is placed in block 11 (Figures 9A to 9K). Instances of shadows quadruple. The proposed apartment building in block 11 casts adverse shadows during most of the morning and all of the afternoon through to the end of the day.

Also recall from section 2 that on June 21 (summer) there were no adverse shadows. Now with the proposed apartment building in block 11 there are significant shadows in the morning and from 2:00pm to the end of the day (Figures 10A to 10K).

In summary: the year-round (December 21, March 21, June 21, September 21) sunlight pattern and shade pattern and shadow pattern is catastrophic when the proposed apartment building in block 11 is added to the six current buildings and the three approved future buildings. The proposed apartment building in block 11 is a large, long slab that blocks the morning sun from the buildings to the west and

make Creekside Drive very dangerous to walk along for the hundreds of mostly elderly residents who live in the current condominiums (and would live in the proposed apartment building). Because the proposed apartment building also deprives this area of direct sunlight and indirect light, rain, snow, and ice will take a long time to dry up. (In some areas it may not dry at all.) This will further increase the danger for the elderly residents.

Conclusions

1. The Alterra model and the study based on it are inaccurate and misleading.
2. The year-round¹ sunlight pattern, light and shade pattern, and shadow pattern for the six current buildings² and the three approved future buildings³ are good. These nine buildings are sized and arranged on the property in such a way that no building interferes unduly with the sunlight, light, shade, and shadow of the other buildings.
3. The year-round sunlight pattern and shade pattern and shadow pattern is dreadful when the proposed apartment building in block 11 is added to the six current buildings and the three approved future buildings. The proposed apartment building in block 11 is a large, long slab that blocks the morning sun from the buildings to the west and the afternoon sun from the buildings to the east. Because it is a large, long slab, the proposed apartment building in block 11 casts a large, wide shadow that moves very slowly. There is almost always a large shadow on one or more of the nine existing and approved future buildings. Frequently these shadows eliminate most of the sunlight these buildings would receive.
4. The loss of direct sunlight due to the proposed apartment building in block 11 is particularly severe for residents living in the front of 3000 Creekside Drive, the front of 4000 Creekside Drive, the front of the retirement home, the south side of the retirement home expansion, and the south side of the seniors' apartment building. The proposed apartment building in block 11 blocks 54 percent of the sunlight that the fronts of 3000 and 4000 Creekside Drive receive.
5. The retirement home main entrance and courtyard is tightly encircled by tall buildings. For nine months of the year (in the fall, winter, and spring seasons) this area is mostly in shadow. During these months the retirement home main entrance and courtyard will be cold and damp and, therefore, dangerous for the elderly residents of the retirement home.
6. The area of Creekside Drive at the proposed apartment building in block 11 is squeezed between the proposed apartment building and the existing apartment buildings at 2000, 3000 and 4000 Creekside

¹ The winter season is represented by the results at December 21; spring season is represented by the results at March 21; the summer season is represented by the results at June 21; and the fall season is represented by the results at September 21.

² The six current buildings are the four condominiums (1000, 2000, 3000, 4000 Creekside Drive), the retirement home, and the commercial building (Rexall Drug Store Plaza).

³ The three approved future buildings are the retirement home expansion, the seniors' apartment building, and the commercial building expansion.

1. Models and Verification

1.1 Our site plan

The site plan used in this study is the actual site plan shown in Figure 1A. This is a satellite photograph of Spencer Creek Village taken on September 1, 2009 (at about 4:00 pm) and is freely available on the Internet through 'Google Earth'. Figure 1A is what is actually seen from a height of 402 metres above the ground. It is perfectly to scale: the scale is shown in the bottom left corner of the photograph.

Figure 1B is a 2001 Alterra site plan drawing for Spencer Creek Village showing three (of the four) condominium buildings. Comparing Figure 1B with the satellite photograph in Figure 1A reveals that the properties, buildings, layout, orientations match perfectly.

1.2 Site with buildings

The actual site plan in Figure 1A was imported into a three-dimensional architectural software package called 'Google SketchUp'. Buildings of the actual sizes and heights (determined from Alterra drawings) were drawn in the locations shown on the actual site plan. Because the site plan is an actual site (from 'Google Earth'), it is oriented in its precise actual geographic location on the earth. This means that the resulting sunlight/shadow patterns are perfectly accurate.

Figure 2A shows our three-dimensional architectural model of the Spencer Creek Village with its six current buildings (four condominiums, one retirement home, one commercial building). Figure 2B shows the model with the six current buildings and the three future buildings that have been approved for construction by the City of Hamilton. These are: the expansion to the retirement home and the seniors' apartment building (both along Hatt Street, east of Creekside Drive), and the expansion of the commercial building (along Hatt Street, west of Creekside Drive). Figure 2B also shows green space and a clubhouse in block 11 as per its zoning. Figure 2C shows the model of Spencer Creek Village with the six current buildings, the three approved future buildings, and the proposed apartment building for block 11 (on Creekside Drive across the street from the four condominium buildings).

1.3 Verifying the accuracy of our model

Notice the actual shadows in Figure 1A and the shadows in Figures 2A, 2B, and 2C. The satellite photograph in Figure 1A was taken at 4:00pm on September 1, 2009. The shadows in Figures 2A, 2B, 2C are also for 4:00pm on September 1. The shadows in Figures 2A, 2B, and 2C match perfectly the actual shadows in Figure 1A. This indicates that our model is accurate.

Figure 3A shows a photograph taken at 1:31pm on November 9 showing the shadow in front of 1000 Creekside Drive. The shadow crosses Creekside Drive and ends just in front of the retirement home. Figure 3A also shows the model of Spencer Creek Village for the same day and time. Notice that in the model the shadow from 1000 Creekside Drive also crosses Creekside Drive and ends just in front of the retirement home. The shadow in the model matches perfectly the actual shadow in the photograph.

Recall that the buildings in Figure 1B are the same size as the actual buildings in the satellite photograph in Figure 1A.

By overstating the size of the property and understating of the size of the buildings, the Alterra model will predict shadows that are smaller than actual.

Now look at the shadows in the Alterra model in Figure 4A. This drawing predicts the shadows at 4:00 pm on September 21. Look at the shadow cast by 1000 Creekside Drive. That shadow covers the intersection of Creekside Drive and Ogilvie Street extending just beyond the sidewalk on the two streets. Look also at the shadow cast by 3000 Creekside Drive. That shadow crosses Creekside Drive and the sidewalk and a small part of block 11. Now look at the satellite photograph in Figure 1A showing the actual shadows at 4:00 pm on September 1. Look at the actual shadows cast by 1000 Creekside Drive and 3000 Creekside Drive. These shadows are much larger than the shadows predicted by the Alterra model. But the Alterra model is for September 21, 20 days later than September 1. Because the Alterra model date is later, its shadows should be larger not smaller. The Alterra model is predicting shadows that are much smaller than actual.

In conclusion: because the Alterra model overstates the size of the property and understates the size of the buildings, the shadows which the Alterra model predicts are understated and, therefore, unreliable. In the sections that follow we use our model to present accurate, reliable sunlight and shadow patterns. Table 1 can be used to compare our results with those reported by Alterra.

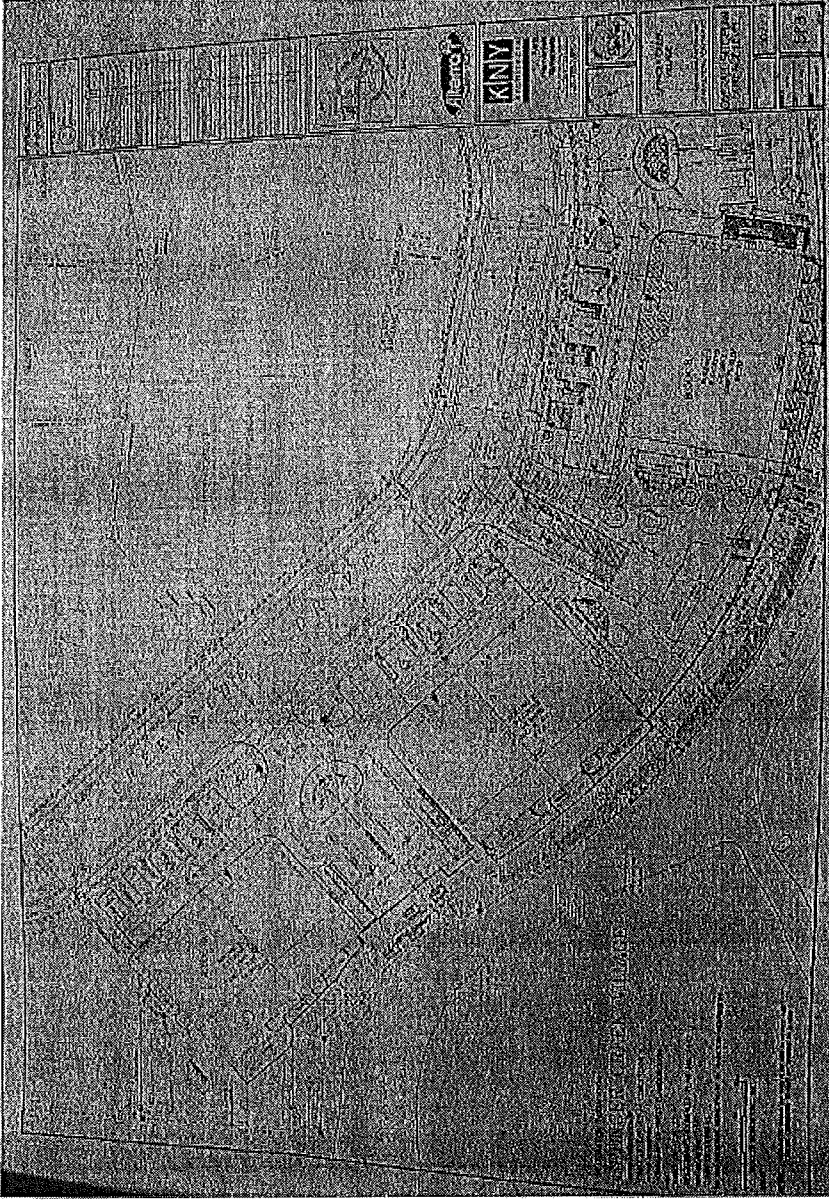
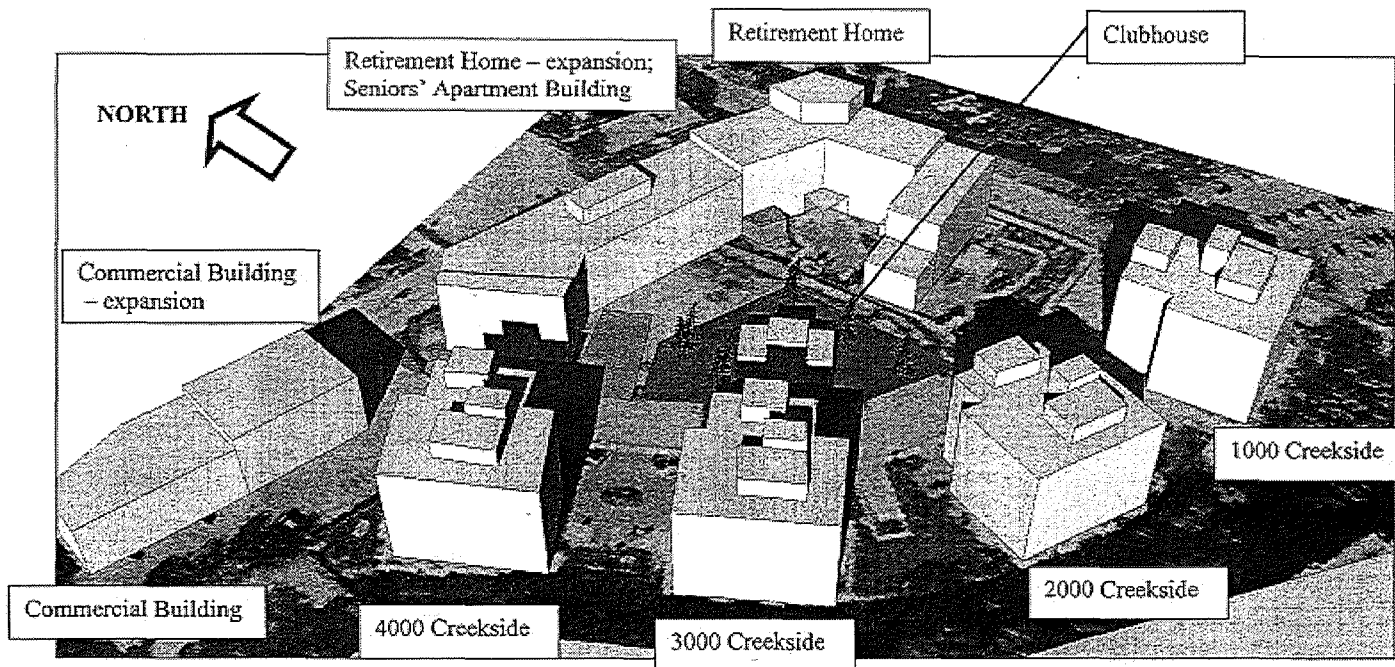


Figure 1B. 2001 Alterra Site Plan

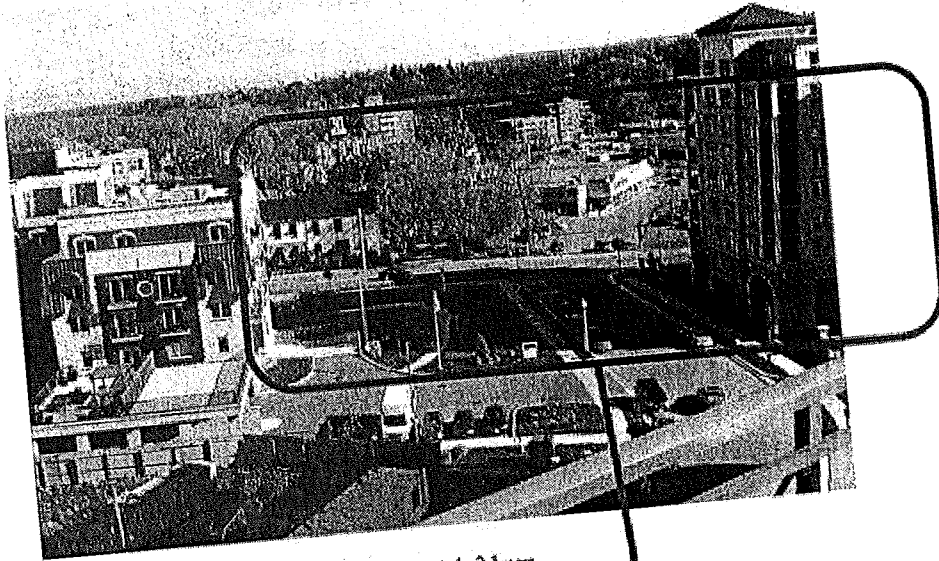


Note: The shadows correspond to September 1 at 4:00 pm. This is the same date as Figure 2A.

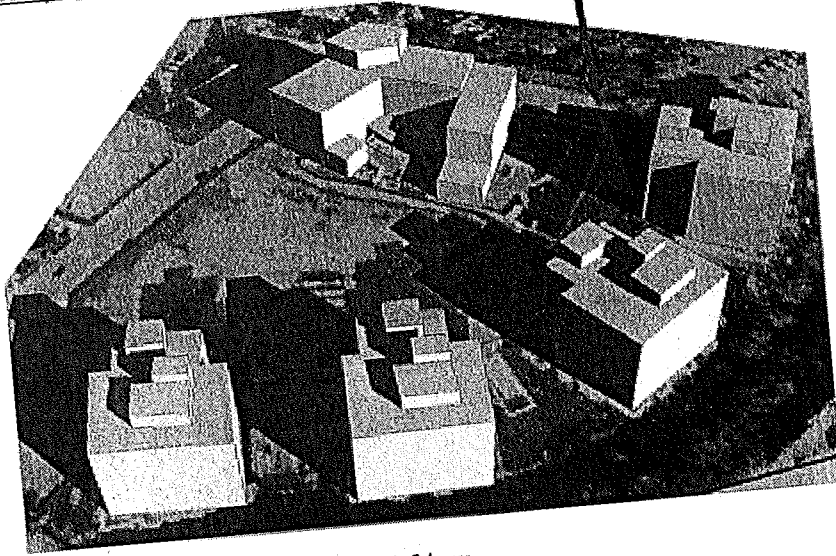
The six current buildings are: four condominiums, one retirement home, and one commercial building.

The three approved future buildings are: the expansion of the retirement home with an attached seniors' apartment building, and the expansion of the commercial building.

Figure 2B. Spencer Creek Village With Six Current Buildings and Three Approved Future Buildings

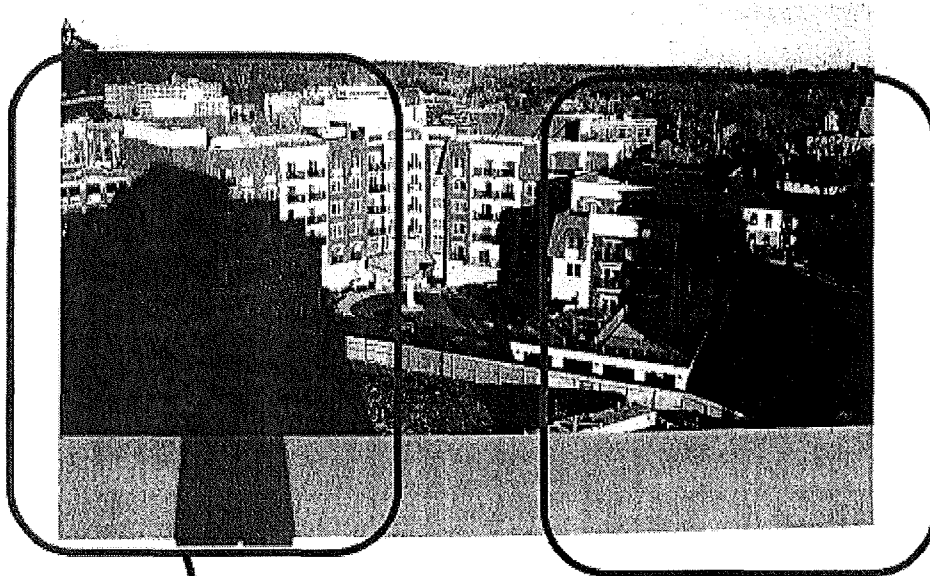


Photograph on November 9, 2010 at 1:31pm

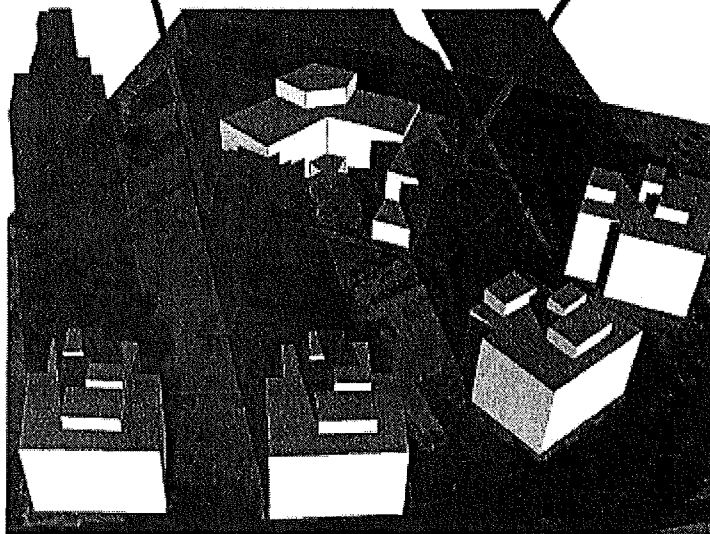


Model for November 9, 2010 at 1:31pm

Figure 3A. 1000 Creekside Shadow on November 9, 2010 at 1:31 pm.

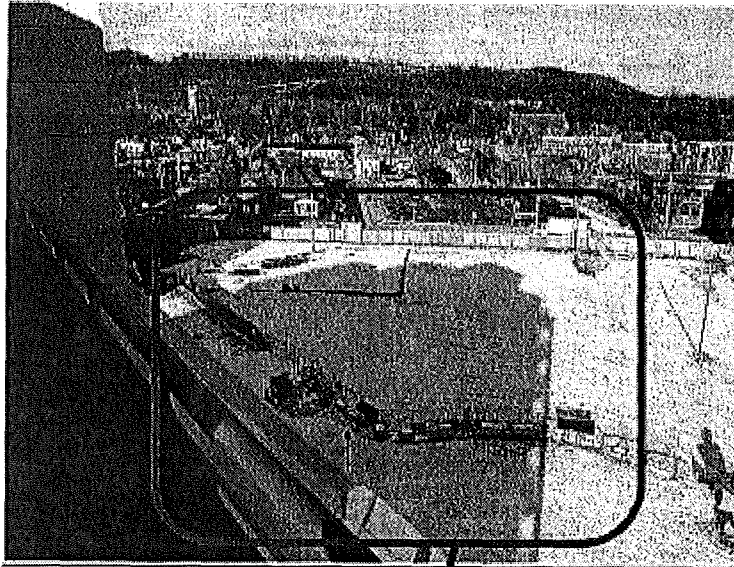


Photograph on November 10, 2010 at 4:10pm

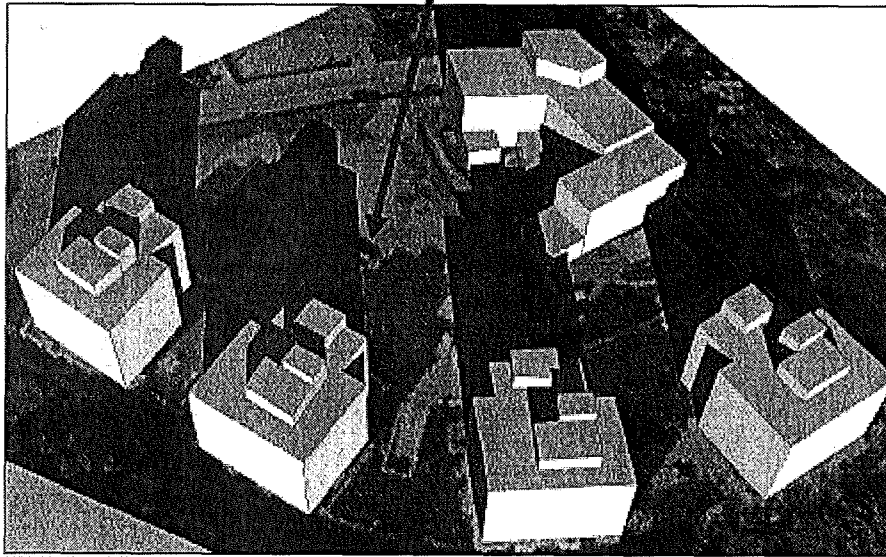


Model for November 10, 2010 at 4:10pm

Figure 3C. 3000 Creekside Shadow on November 10, 2010 at 4:10 pm.



Photograph on January 5, 2011 at 2:40pm



Model for January 5, 2011 at 2:30pm

Figure 3D (con'd). 3000 Creekside Shadow on January 5, 2011 at 2:30 pm

2. Six current buildings and three approved future buildings

2.1 December 21 – Winter

The December 21 (winter)¹ sunlight pattern and shade pattern and shadow pattern for the six current buildings (four condominiums, retirement home, and commercial building) and the three approved future buildings (retirement home expansion, seniors' apartment building, and commercial building expansion) are shown in Figures 5A to 5F.

The sunlight, shade, and shadow patterns are summarized in the table in Figure 5G below. The sunlight, shade and shadow patterns are good for all the buildings. Look at the column entitled Buildings 'In Shadow'. Between 10am and 3pm there are almost no significant shadows, and between 11am and 2pm there are no significant shadows. Before and after this there are shadows but this is normal for the winter because the sun is 'low in the sky' and the days are short (i.e. the total number daylight hours is small).

Dec. 21	Buildings in sunlight, in full shade, or in shadow		
	In Sunlight	In Full Shade	In Shadow
8 am	All walls facing east or south-east	All walls facing north, west, or south; all roofs	Lots
9 am (Fig 5A)	All walls facing east or south-east	All walls facing north, west, or south; all roofs	Lots
10 am (Fig 5B)	All walls facing east or south-east	All walls facing north, west, or south; all roofs	South sides of 3000, 4000, com. building
11 am	All walls facing south	All walls facing north, or north-east	Almost none
12 pm (Fig 5C)	All walls facing south	All walls facing north, or north-east	Almost none
1 pm	All walls facing south	All walls facing north, or north-east	Almost none
2 pm (Fig 5D)	All walls facing south or west	All walls facing north or east	Almost none
3 pm (Fig 5E)	All walls facing south or west	All walls facing north or east	Some of retirement home and seniors' apt. building
4 pm (Fig 5F)	All walls facing south or west	All walls facing north or east; all roofs	Lots

Figure 5G. Summary of Sunlight, Shade, and Shadow Patterns for December 21 (Winter) For Six Current and Three Approved Future Buildings

¹ December 21 represents the entire Winter season; March 21 represents the entire Spring season; June 21 represents the entire Summer Season; September 21 represents the entire Fall season.

2.3 June 21 – Summer

The June 21 (summer) sunlight pattern and shade pattern and shadow pattern for the six current buildings (four condominiums, retirement home, and commercial building) and the three approved future buildings (retirement home expansion, seniors' apartment building, and commercial building expansion) are shown in Figures 7A to 7F.

The sunlight, shade, and shadow patterns are summarized in the table in Figure 7G below. The sunlight, shade and shadow patterns are good for all the buildings. Notice that in the column entitled Buildings 'In Shadow' all of the entries are 'none'. This means that none of the nine buildings (six current and three approved future) casts a significant shadow on any other building.

June 21	Buildings in sunlight, in full shade, or in shadow		
	In Sunlight	In Full Shade	In Shadow
8 am (Fig 7A)	All walls facing east or north-east	All walls facing south or west	None
9 am	All walls facing east; all roofs	All walls facing west	None
10 am (Fig 7B)	All walls facing east; all roofs	All walls facing north or west	None
11 am	All roofs	None	None
12 pm (Fig 7C)	All roofs	All walls facing north	None
1 pm	All walls facing south or west; all roofs	All walls facing north	None
2 pm (Fig 7D)	All walls facing south or west; all roofs	All walls facing north or east	None
3 pm	All walls facing south or west; all roofs	All walls facing north or east	None
4 pm (Fig 7E)	All walls facing west; all roofs	All walls facing north or east	None
5 pm (Fig 7F)	All walls facing west	All walls facing north or east	None

Figure 7G. Summary of Sunlight, Shade, and Shadow Patterns for June 21 (Summer) For Six Current and Three Approved Future Buildings

2.4 Summary

The year-round (December 21, March 21, June 21, September 21) sunlight pattern and shade pattern and shadow pattern for the six current buildings (four condominiums, retirement home, and commercial building) and the three approved future buildings (retirement home expansion, seniors' apartment building, and commercial building expansion) are good. The buildings are sized and arranged on the property in such a way that no building interferes unduly with the sunlight, light, shade, and shadow of the other buildings.

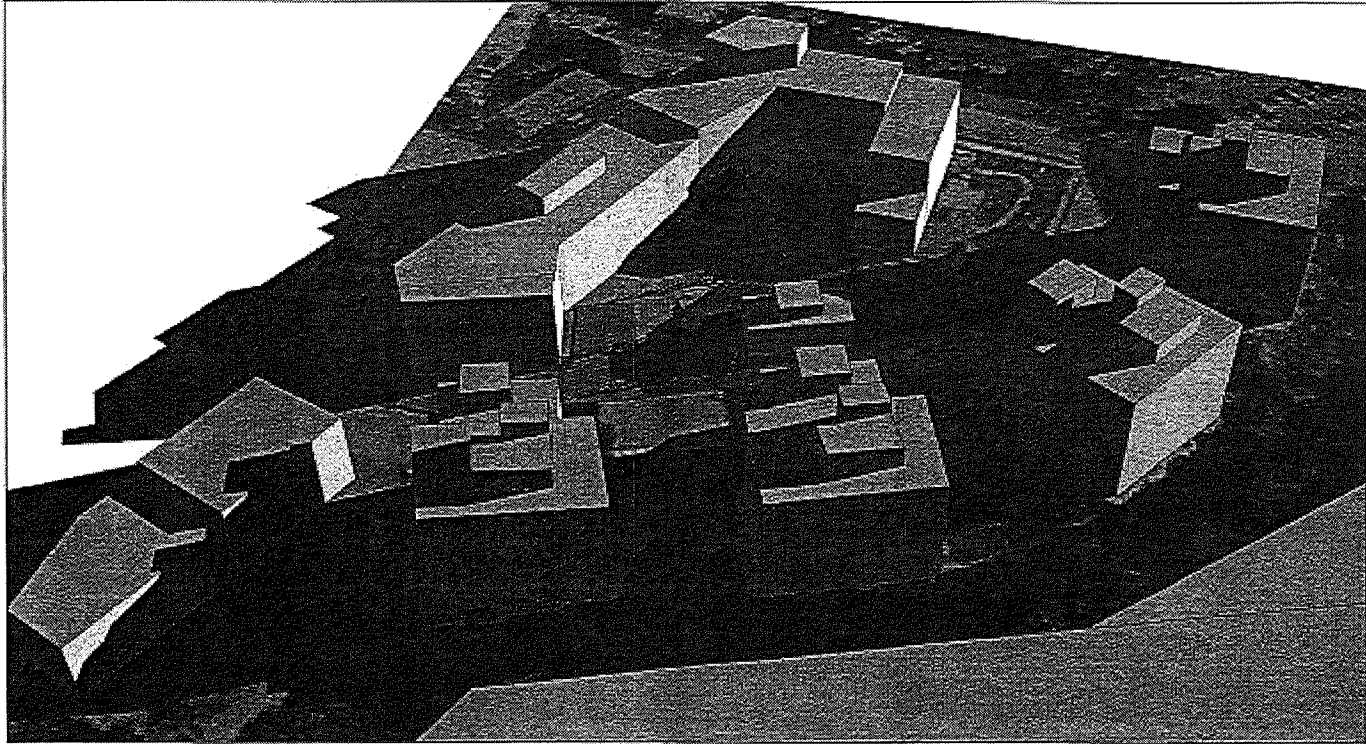


Figure 5B. December 21 at 10:00 am

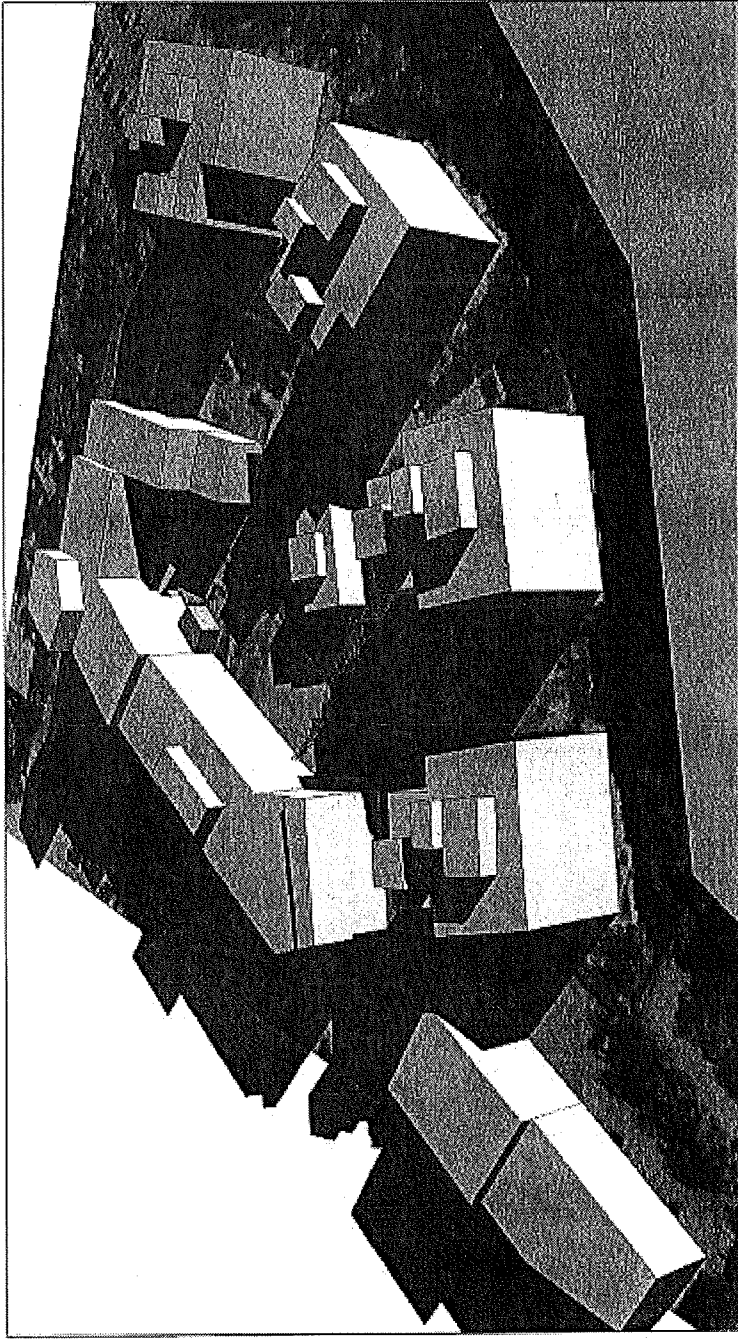


Figure 5D. December 21 at 2:00 pm

2. Six current buildings and three approved future buildings -- Page 2-7

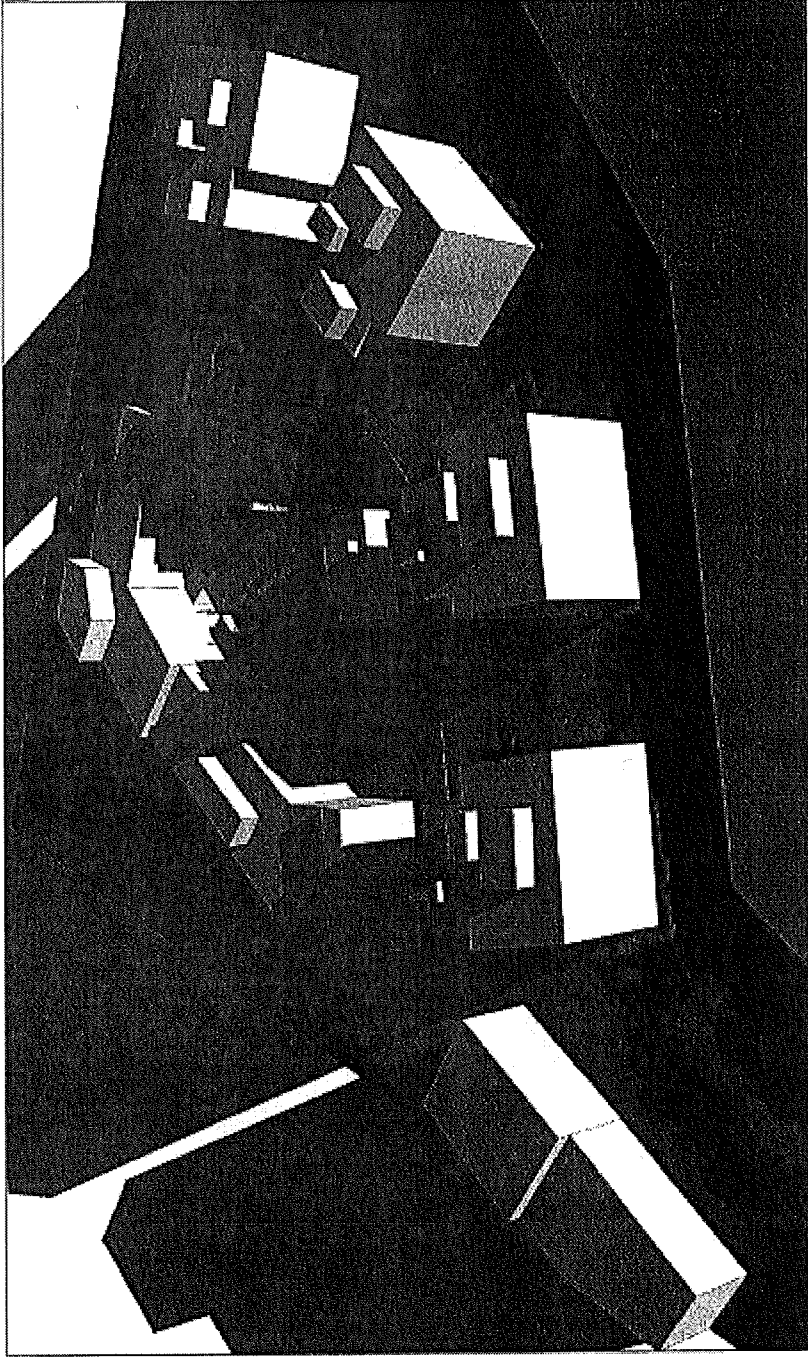


Figure SF. December 21 at 4:00 pm

2. Six current buildings and three approved future buildings — Page 2-9

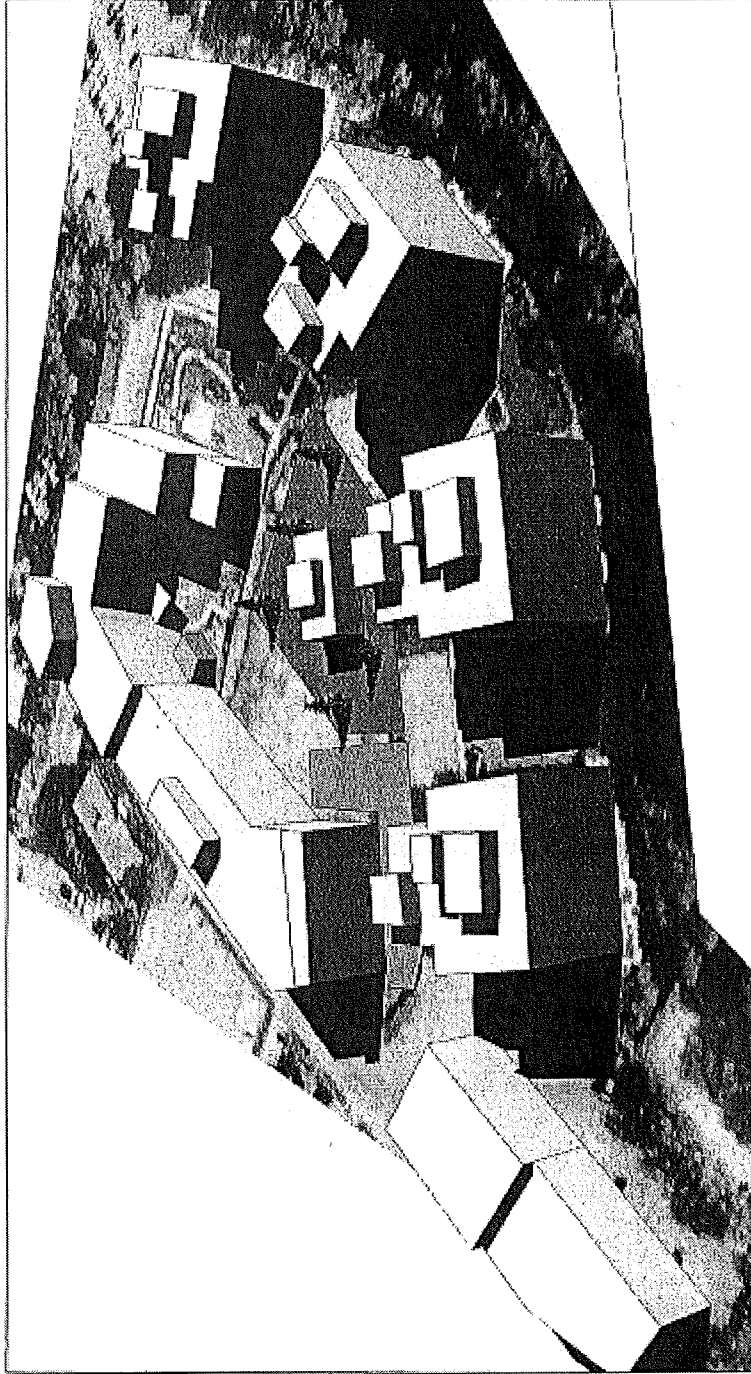


Figure 6B. March 21 (and September 21) at 12:00 pm

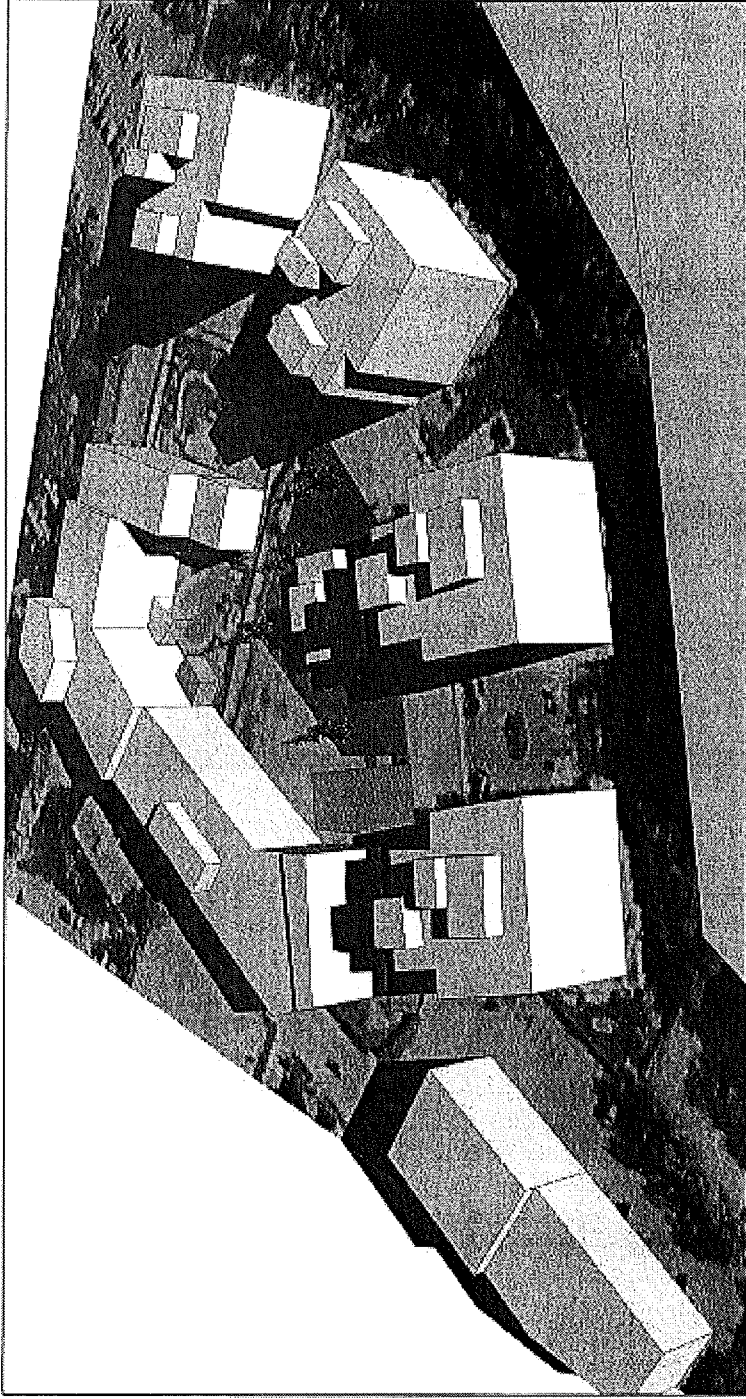


Figure 6D. March 21 (and September 21) at 4:00 pm – View from the South

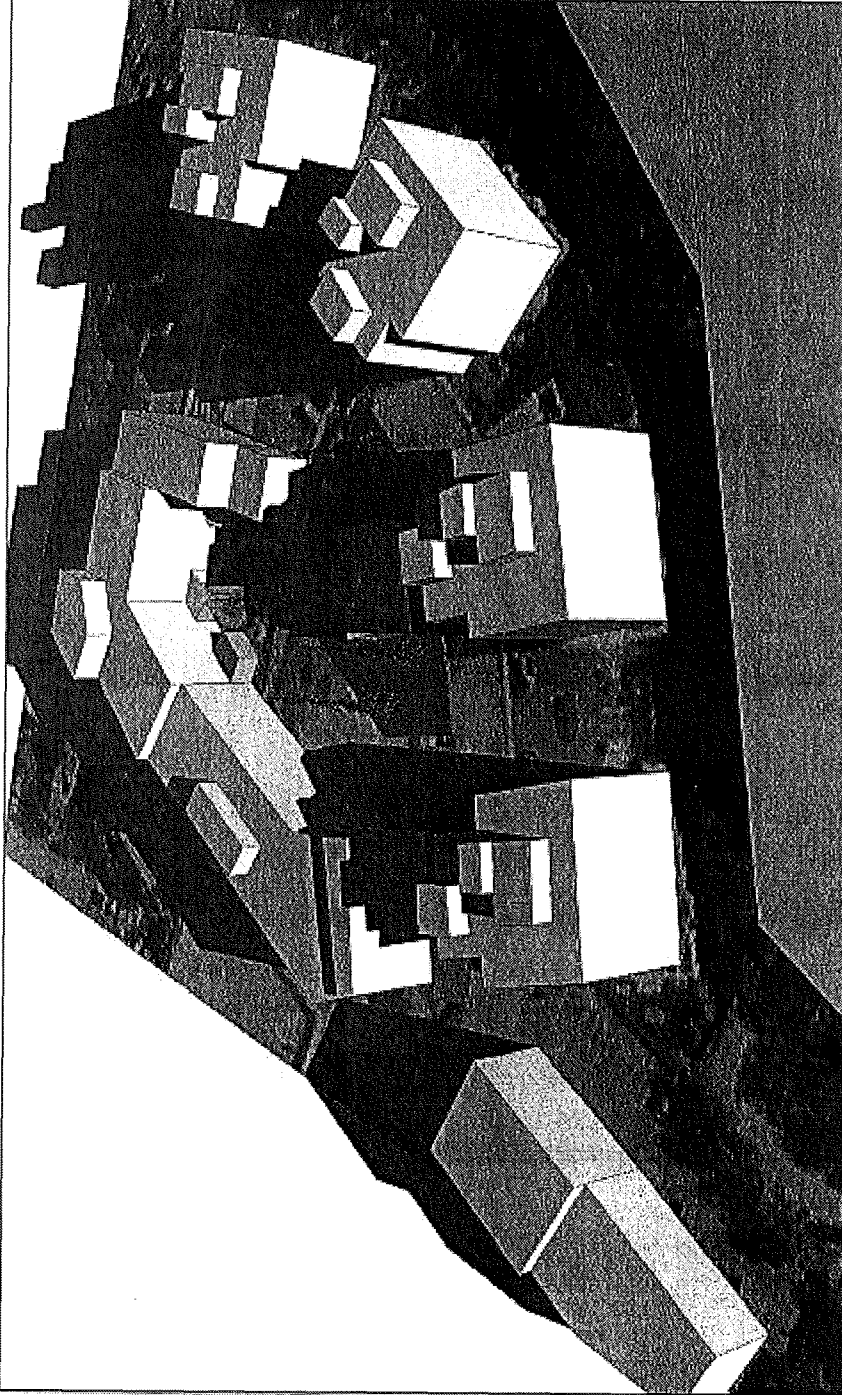


Figure 6F. March 21 (and September 21) at 5:00 pm

2. Six current buildings and three approved future buildings -- Page 2-15

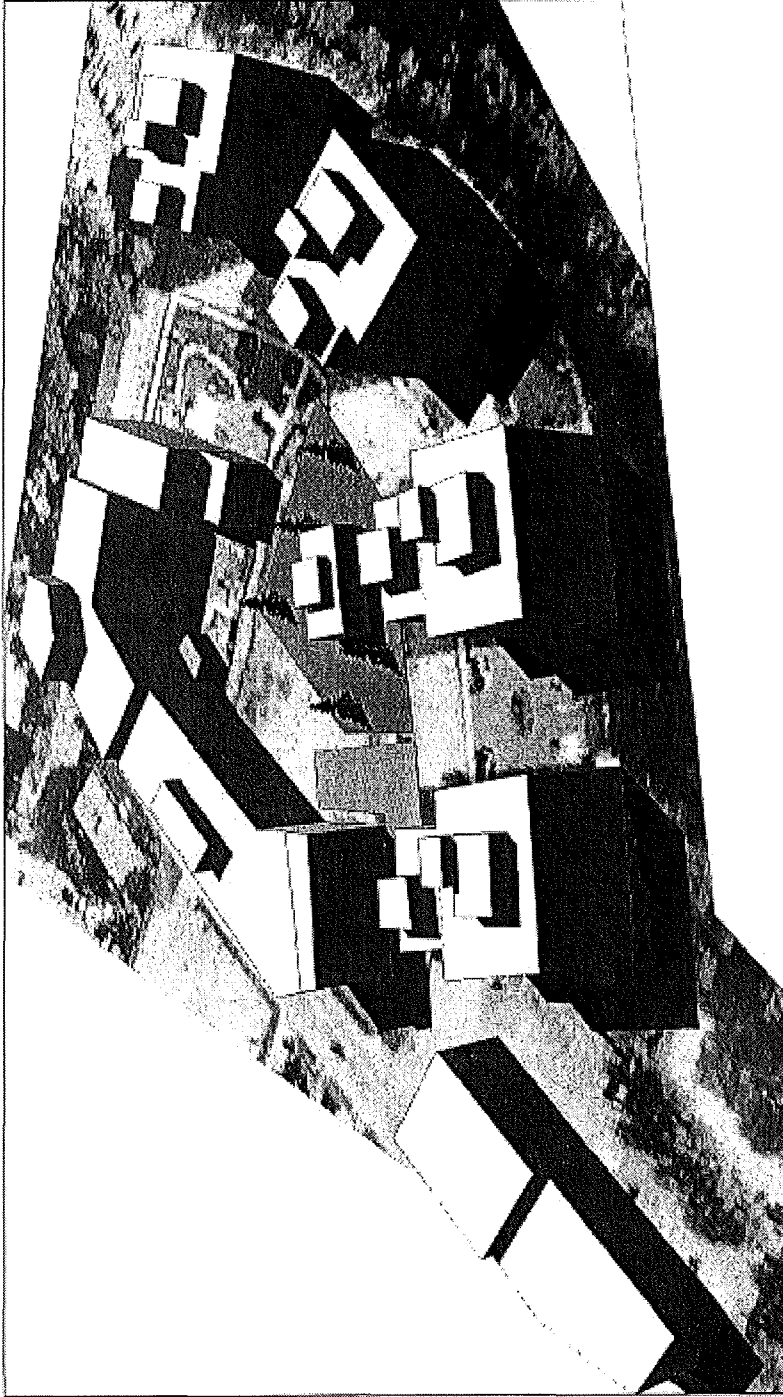


Figure 7B. June 21 at 10:00 am

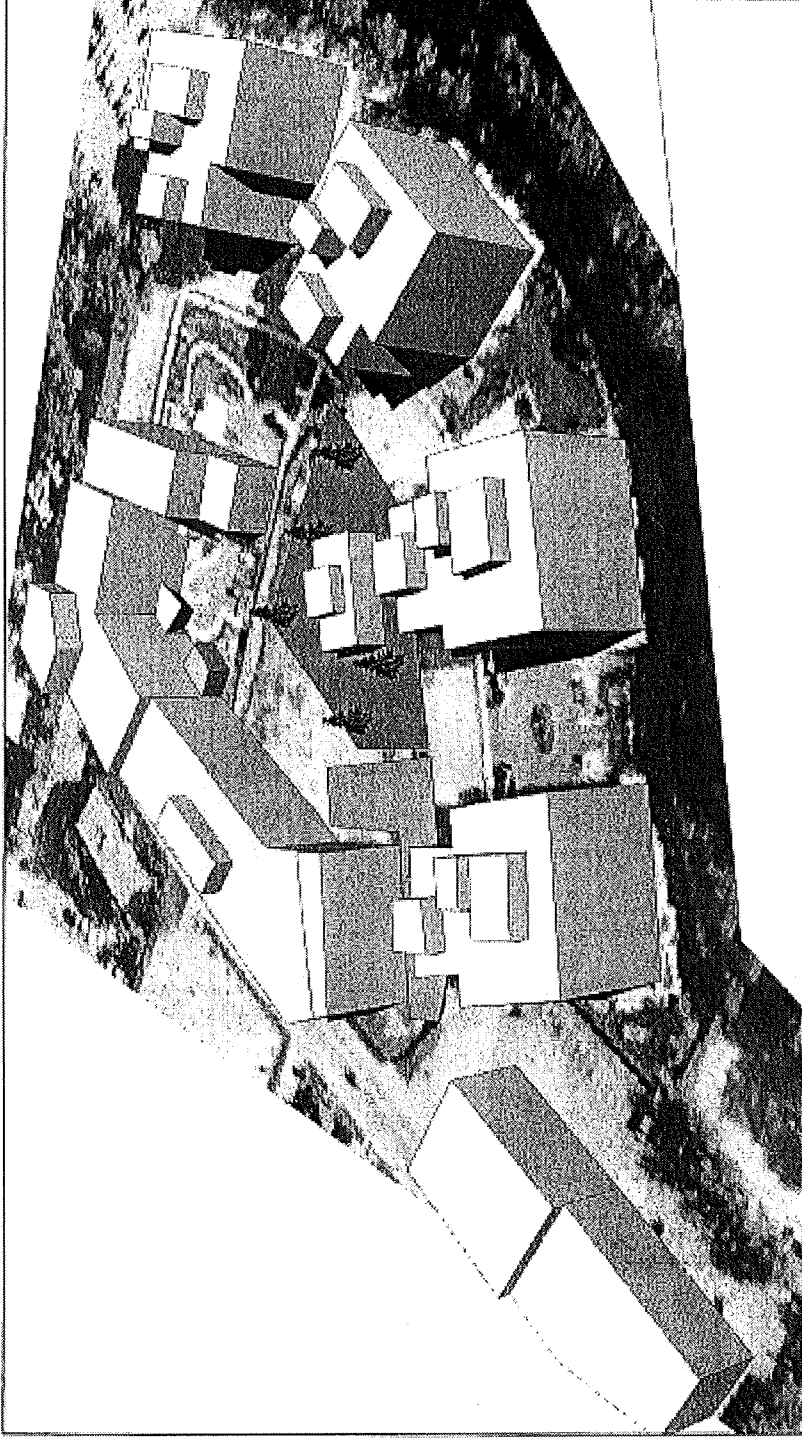


Figure 7D. June 21 at 2:00 pm

2. Six current buildings and three approved future buildings -- Page 2-19

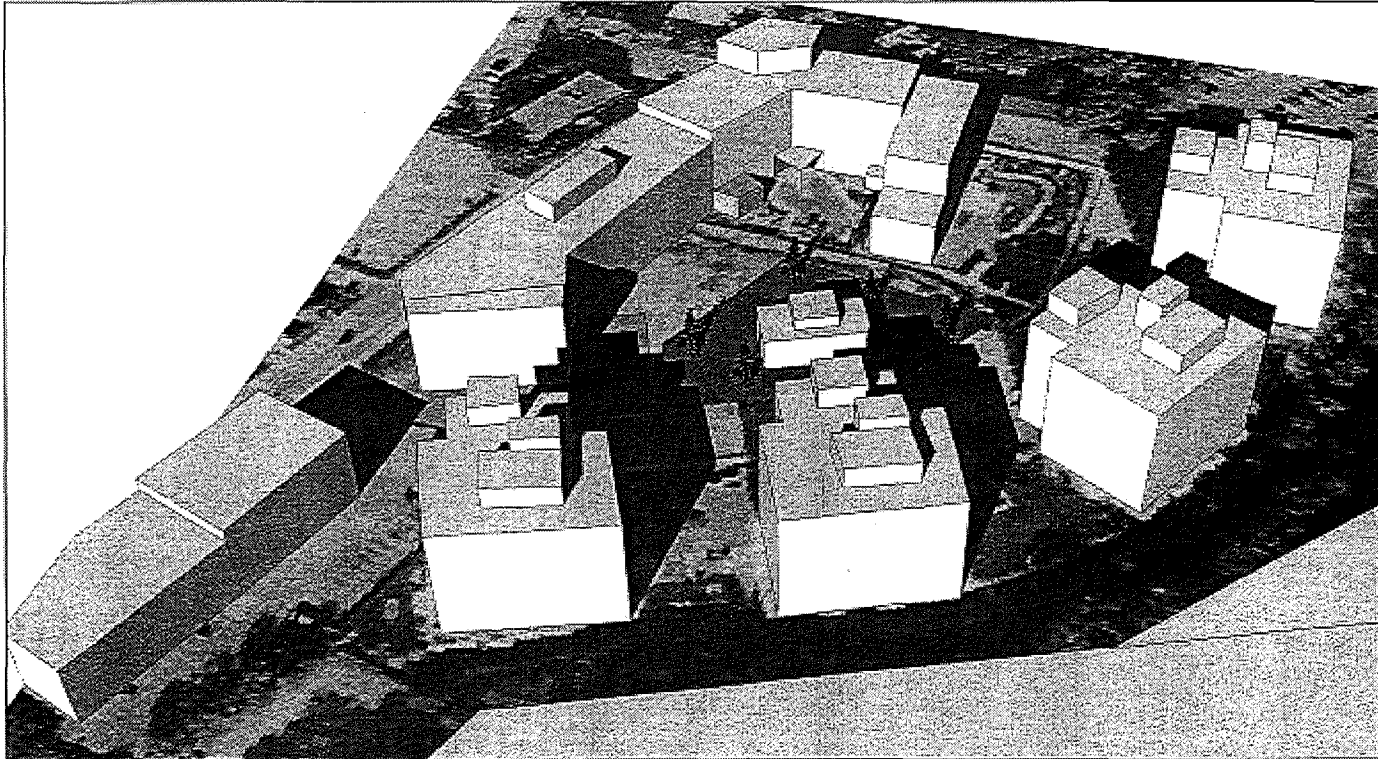


Figure 7F. June 21 at 5:00 pm

From Figure 5G for 6 current buildings, 3 future approved buildings				6 current buildings, 3 future approved buildings, plus proposed apartment building in block 11
Dec 21	Buildings in sunlight, in full shade, or in shadow			Additional 'In Shadow' due to proposed apartment building in block 11
	In Sunlight	In Full Shade	In Shadow	
9 am	All walls facing east or south-east	All walls facing north, west, or south; all roofs	Lots	North-east wall of 4000
10 am	All walls facing east or south-east	All walls facing north, west, or south; all roofs	South sides of 3000, 4000, com. building	South wall of seniors' apt. building, east wall of commercial building expansion, east wall of apt. building in block 11 (Fig 8C)
11 am	All walls facing south	All walls facing north, or north-east	Almost none	South wall of seniors' apt. building, south and east walls of apt. building in block 11 (Fig 8D)
12 pm	All walls facing south	All walls facing north, or north-east	Almost none	South wall of seniors' apt. building, south wall of apt. building in block 11 (Fig 8E)
1 pm	All walls facing south	All walls facing north, or north-east	Almost none	South wall of seniors' apt. building, south wall of retirement home, south wall of apt. building in block 11 (Fig 8F)
2 pm	All walls facing south or west	All walls facing north or east	Almost none	South wall of seniors' apt. building, south wall of retirement home, south wall of apt. building in block 11 (Fig 8G)
3 pm	All walls facing south or west	All walls facing north or east	Some of retirement home and seniors' apt. building	South and west walls of retirement home, south wall of apt. building in block 11 (Fig 8H)
4 pm	All walls facing south or west	All walls facing north or east; all roofs	Lots	South and west walls of retirement home, south wall of apt. building in block 11 (Fig 8I)

Figure 8K. Summary of Sunlight, Shade, and Shadow Patterns for December 21 For 6 Current, 3 Approved Future Buildings, and Proposed Apartment Building for Block 11

From Figure 6G for 6 current buildings, 3 future approved buildings				6 current buildings, 3 future approved buildings, plus <i>proposed apartment building in block 11</i>
Mar. 21, Sept 21	Buildings in sunlight, in full shade, or in shadow			Additional 'In Shadow' due to <i>proposed apartment building in block 11</i>
	In Sunlight	In Full Shade	In Shadow	
8 am	All walls facing east	All other walls; most roofs	East walls of 2000 and 3000	North wall of 3000; south and east walls of 4000 (Fig 9A)
9 am	All walls facing east or south-east	All walls facing north or west	None	North wall of 3000, east wall of 4000 (Fig 9B)
10 am	All walls facing south-east	All walls facing north	None	East wall of seniors apt. building (Fig 9C)
11 am	All walls facing south-east or south; all roofs	All walls facing north	None	None (Fig 9D)
12 pm	All walls facing south; all roofs	All walls facing north	None	East wall of seniors apt. building (Fig 9E)
1 pm	All walls facing south or south-west; all roofs	All walls facing north or north-east	None	East wall of seniors apt. building (Fig 9F)
2 pm	All walls facing south or west; all roofs	All walls facing north or east	None	South wall of seniors apt. building, south wall of apt. building in block 11 (Fig 9G)
3 pm	All walls facing south-west or west	All walls facing north or east	None	South wall of seniors' apt. building; south and west walls of retirement home, south wall of apt. building in block 11 (Fig 9H)
4 pm	All walls facing south-west or west	All walls facing north or east	West wall of seniors' apt. building	South wall of seniors' apt. building; south and west walls of retirement home, south wall of apt. building in block 11 (Fig 9I)
5 pm	All walls facing south-west or west	All walls facing north or east; most roofs	West and south walls of seniors' apt. building	South and west walls of retirement home, south wall of apt. building in block 11 (Fig 9J)

Figure 9K. Summary of Sunlight, Shade, and Shadow Patterns for March 21 (Spring) and September 21 (Fall) for Six Current, Three Approved Future Buildings, and Proposed Apartment Building for Block 11

From Figure 7G for 6 current buildings, 3 future approved buildings				6 current buildings, 3 future approved buildings, plus proposed apartment building in block 11
June 21	Buildings in sunlight, in full shade, or in shadow			Additional 'In Shadow' due to proposed apartment building in block 11
	In Sunlight	In Full Shade	In Shadow	
8 am	All walls facing east or north-east	All walls facing south or west	None	North-east wall of 3000 (Fig 10A)
9 am	All walls facing east; all roofs	All walls facing west	None	North-east wall of 3000 (Fig 10B)
10 am	All walls facing east; all roofs	All walls facing north or west	None	None (Fig 10C)
11 am	All roofs	None	None	None (Fig 10D)
12 pm	All roofs	All walls facing north	None	None (Fig 10E)
1 pm	All walls facing south or west; all roofs	All walls facing north	None	None (Fig 10F)
2 pm	All walls facing south or west; all roofs	All walls facing north or east	None	West outdoor terrace of retirement home (Fig 10G)
3 pm	All walls facing south or west; all roofs	All walls facing north or east	None	West outdoor terrace of retirement home (Fig 10H)
4 pm	All walls facing west; all roofs	All walls facing north or east	None	West outdoor terrace of retirement home, south wall of apt. building in block 11 (Fig 10I)
5 pm	All walls facing west	All walls facing north or east	None	West outdoor terrace of retirement home, south and west walls of apt. building in block 11 (Fig 10J)

Figure 10K. Summary of Sunlight, Shade, and Shadow Patterns for June 21 For Six Current, Three Approved Future Buildings, and Proposed Apartment Building for Block 11

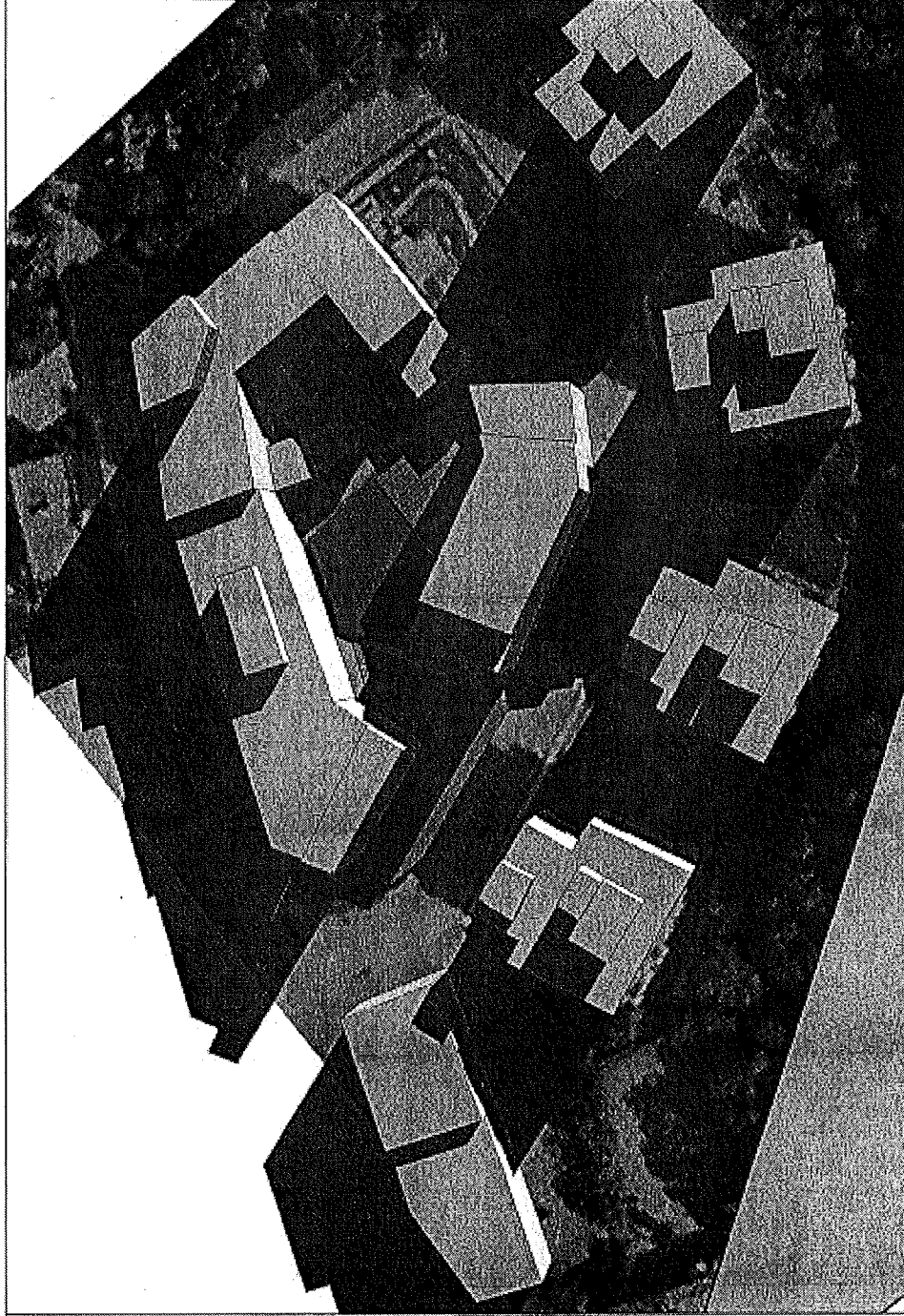


Figure 8D. December 21 at 11:00 am

3. Six current bldgs, three approved future bldgs, and proposed apartment bldg in block 11 -- Page 3-8

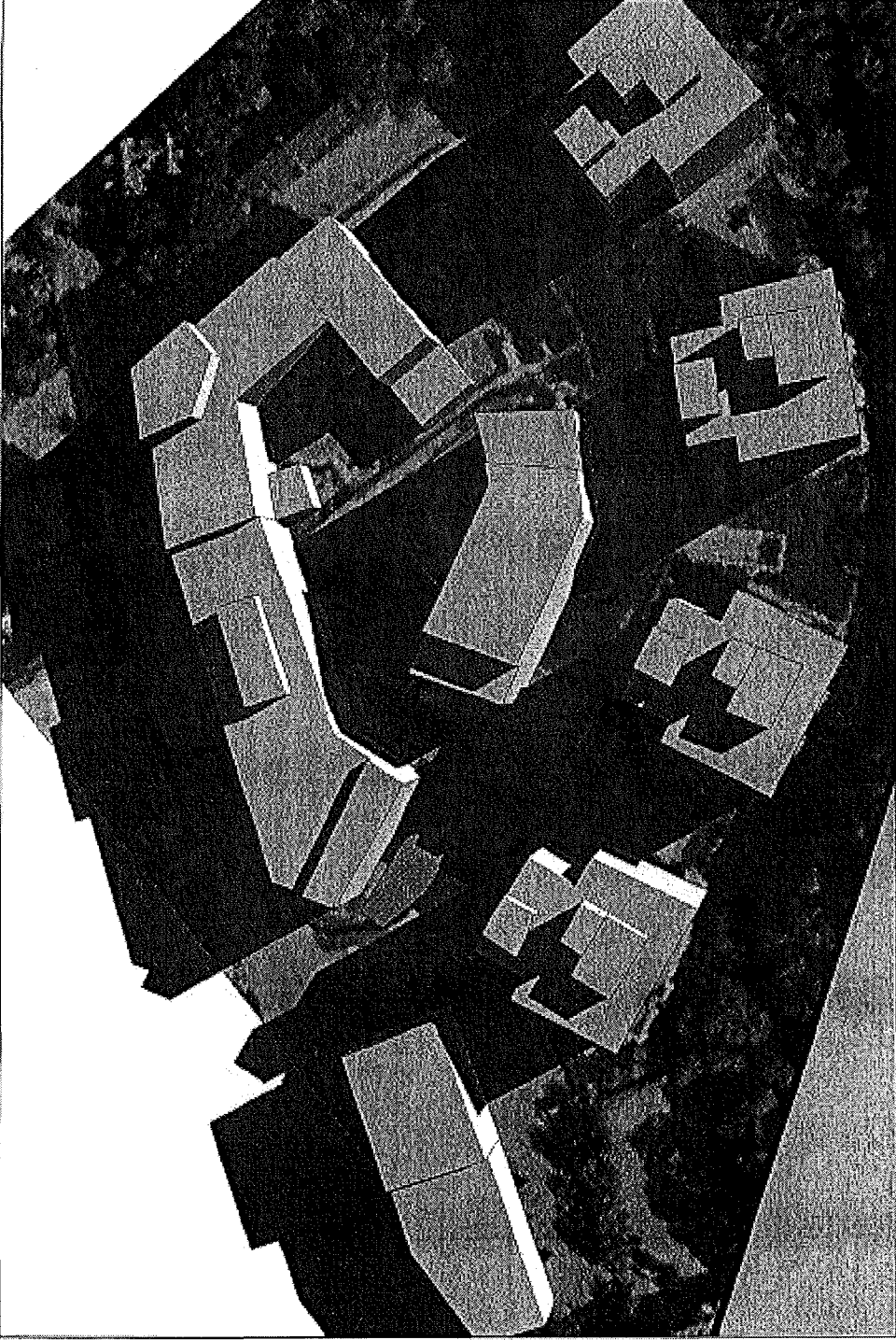


Figure 8F. December 21 at 1:00 pm

3. Six current bldgs, three approved future bldgs, and proposed apartment bldg in Block 11 — Page 3-10

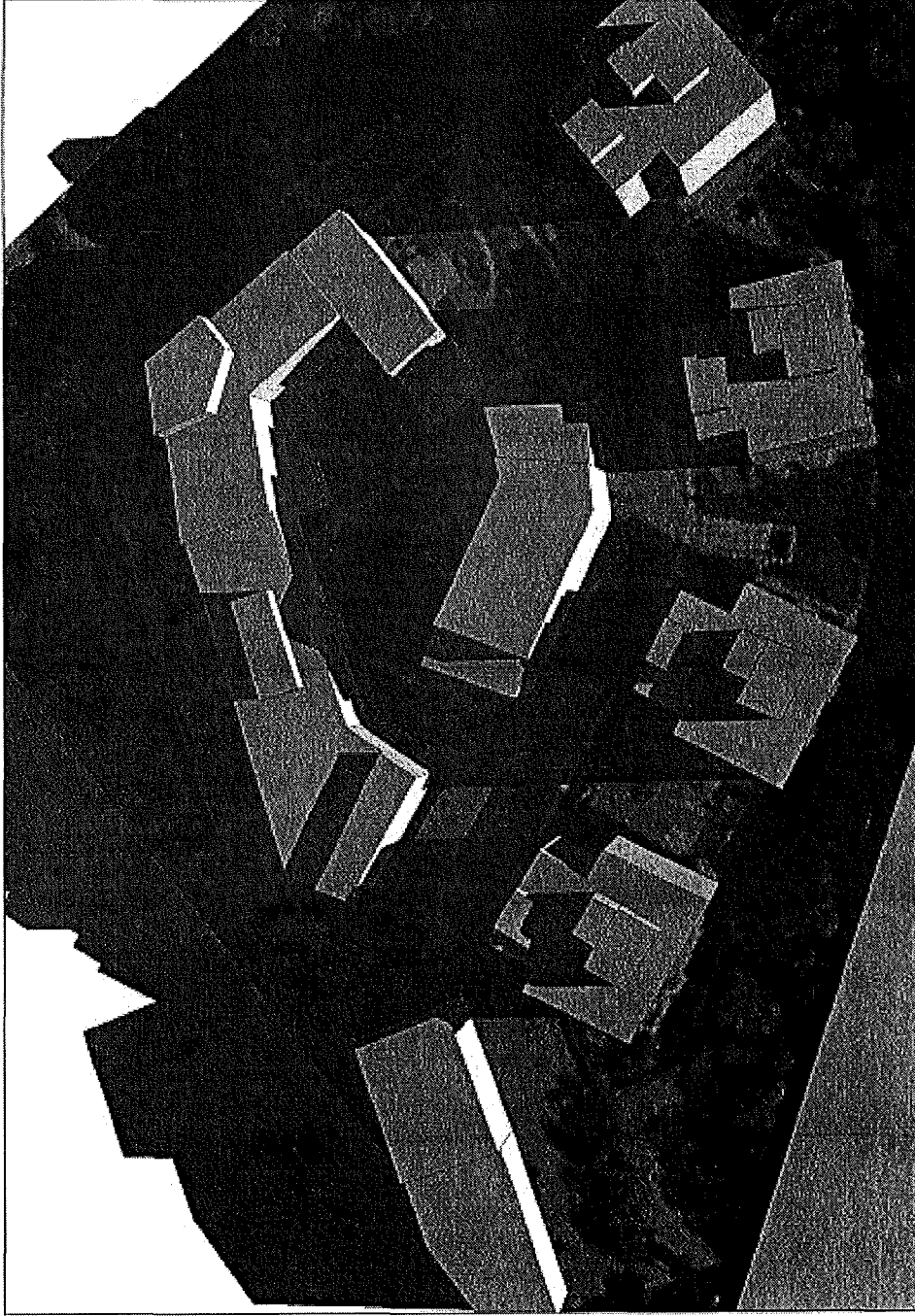


Figure 8H. December 21 at 3:00 pm

3. Six current bldgs, three approved future bldgs, and proposed apartment bldg in block 11 — Page 3-12

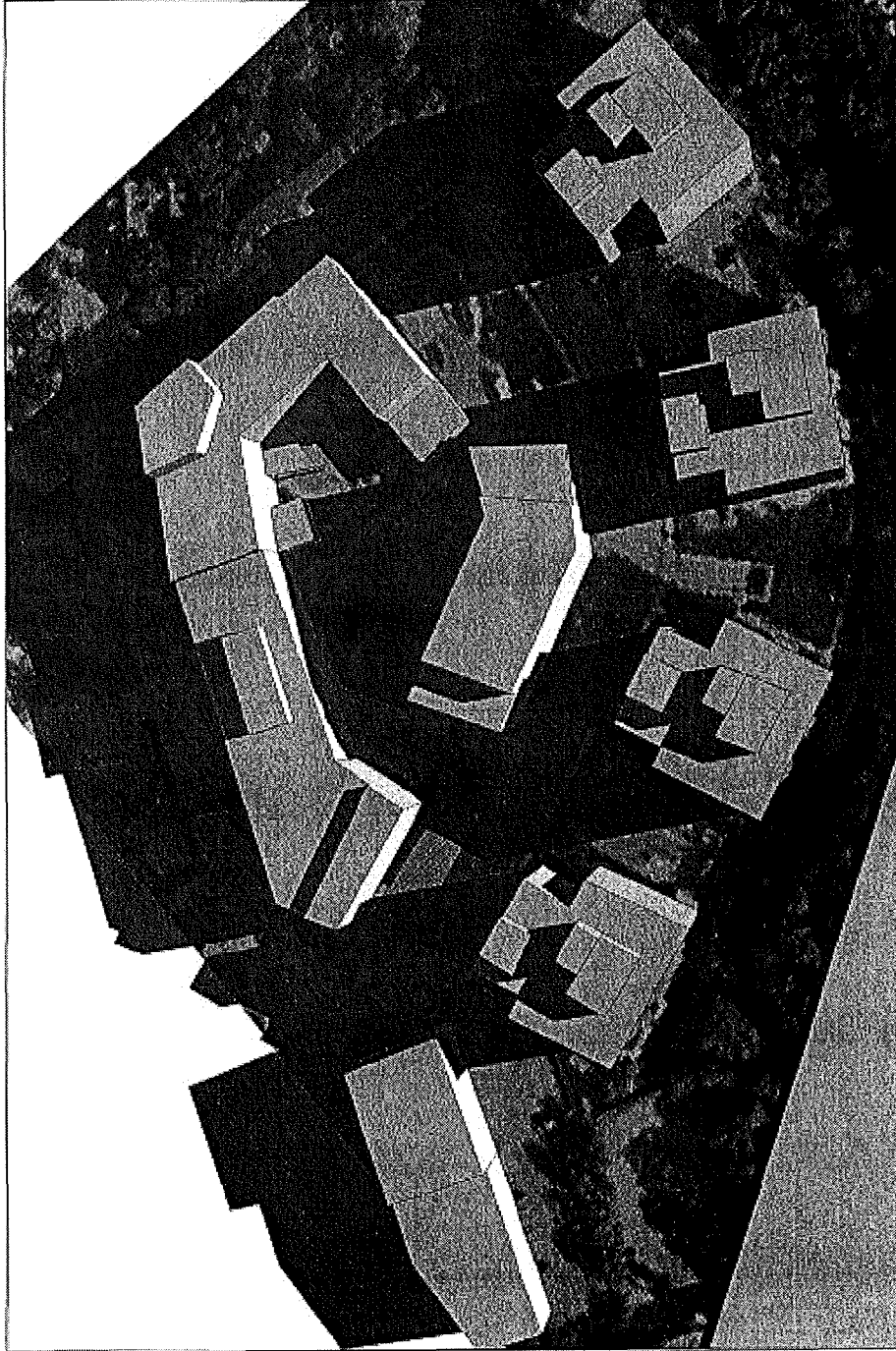


Figure 8L. November 21 at 2:00 pm

3. Six current bldgs, three approved future bldgs, and proposed apartment bldg in block 11 — Page 3-14

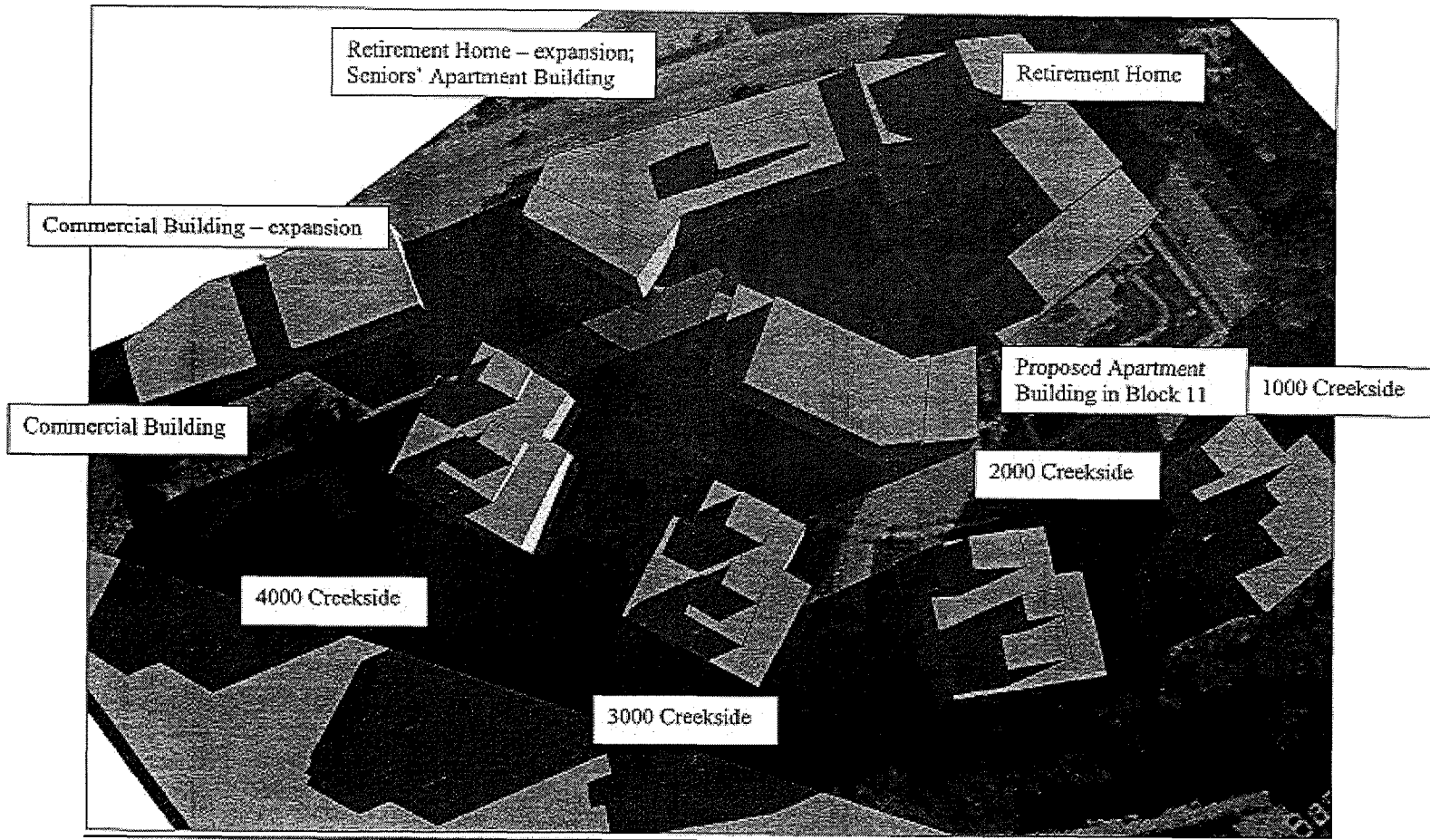


Figure 9A. March 21 (and September 21) at 8:00 am

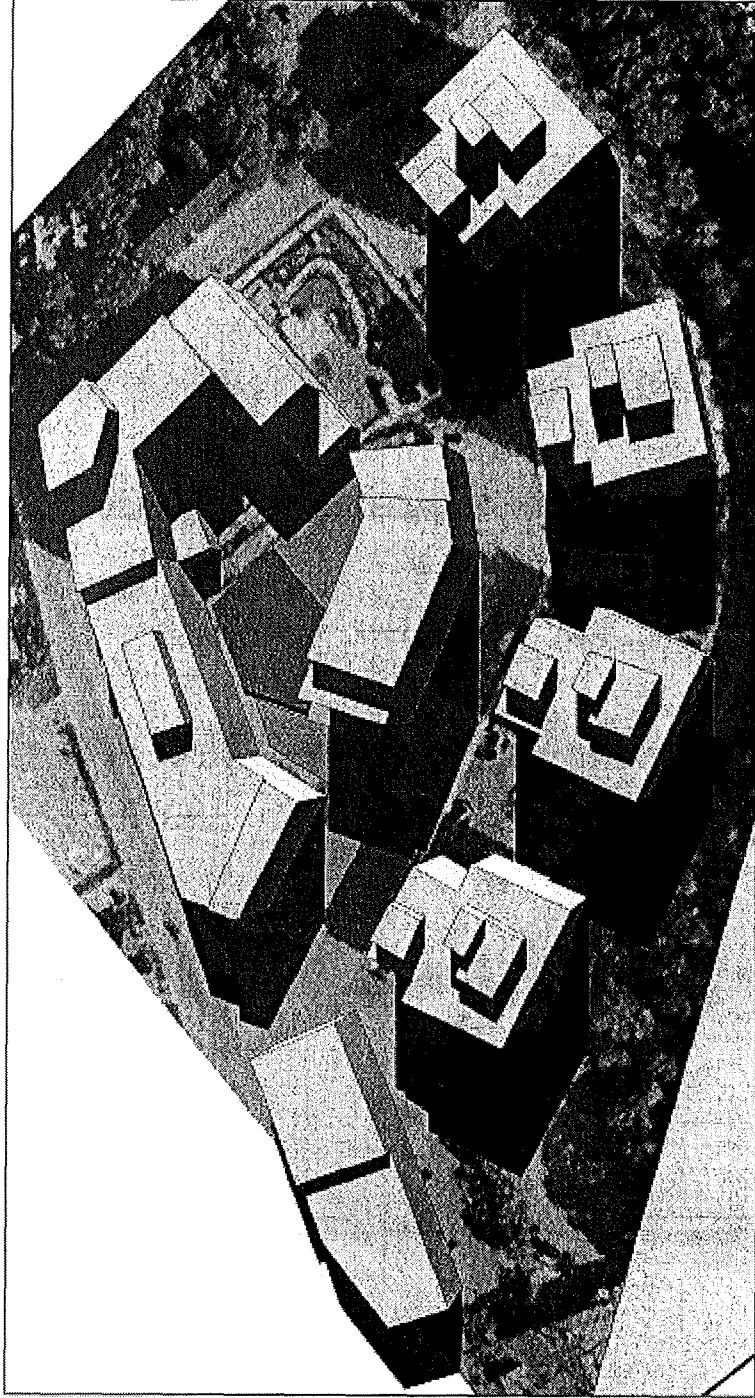


Figure 9C. March 21 (and September 21) at 10:00 am

3. Six current bldgs, three approved future bldgs, and proposed apartment bldg in block 11 -- Page 3-18

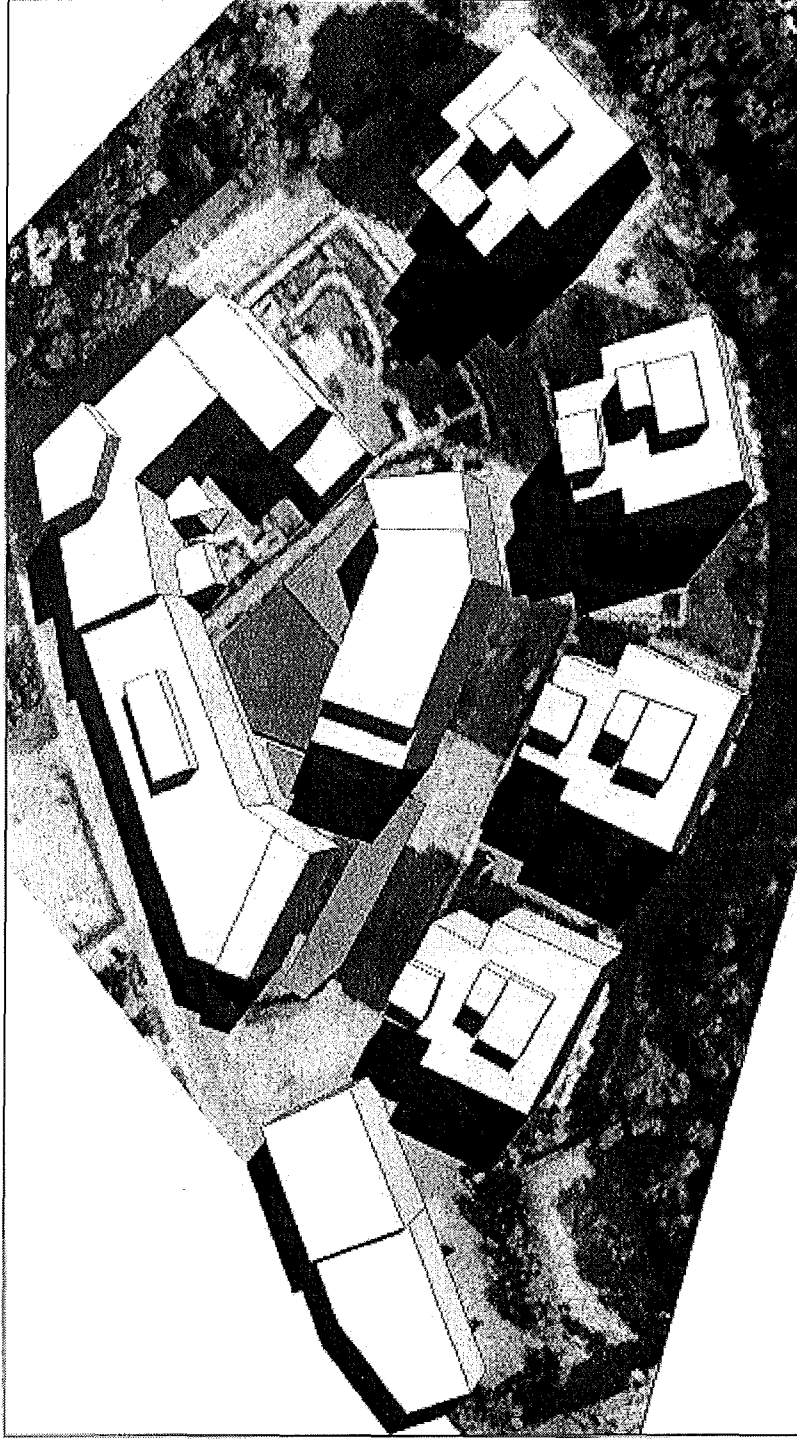


Figure 9E. March 21 (and September 21) at 12:00 pm

3. Six current bldgs, three approved future bldgs, and proposed apartment bldg in block II — Page 3-20

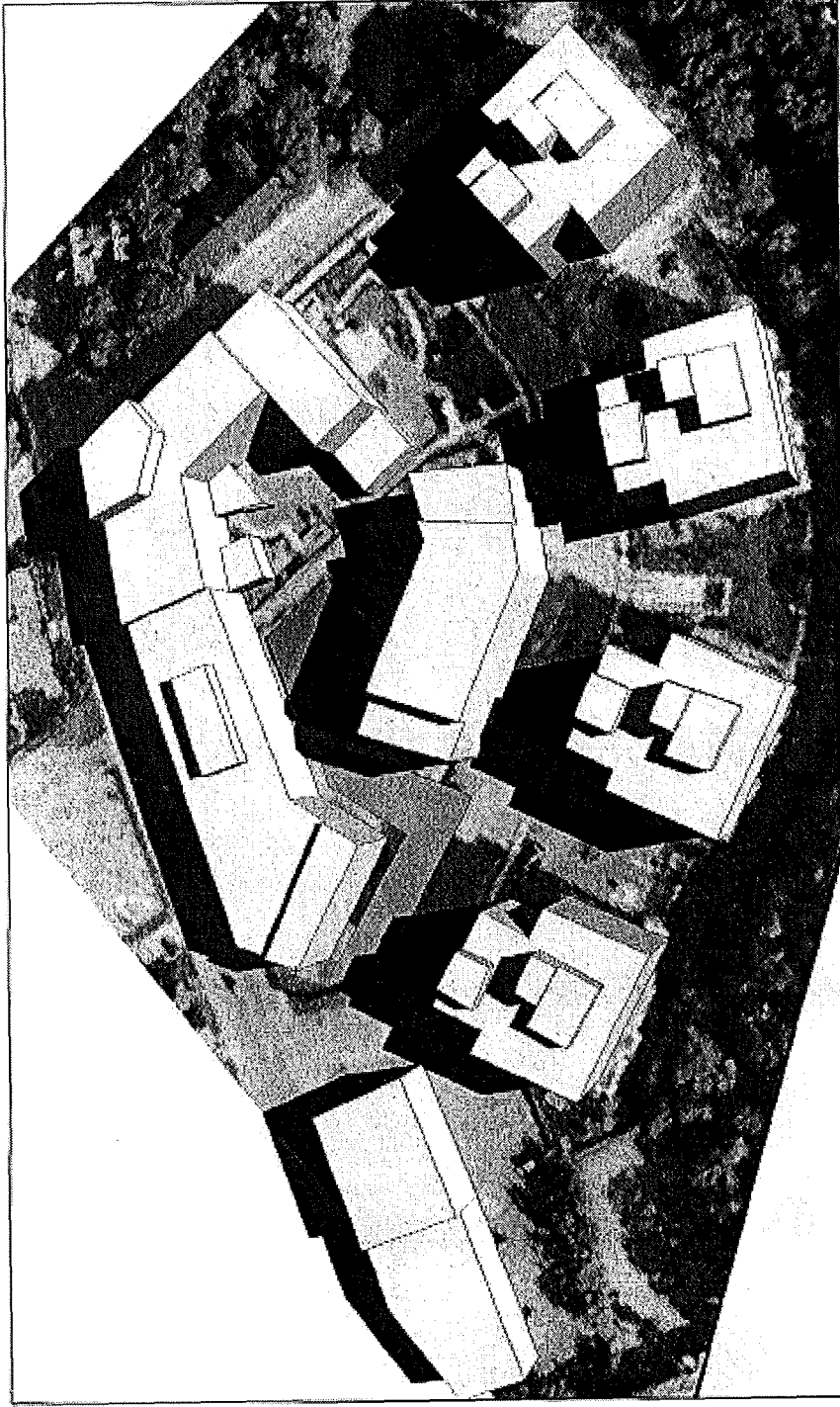


Figure 9G. March 21 (and September 21) at 2:00 pm

3. Six current bids, three approved future bids, and proposed apartment bldg in block 11 - Page 3-22

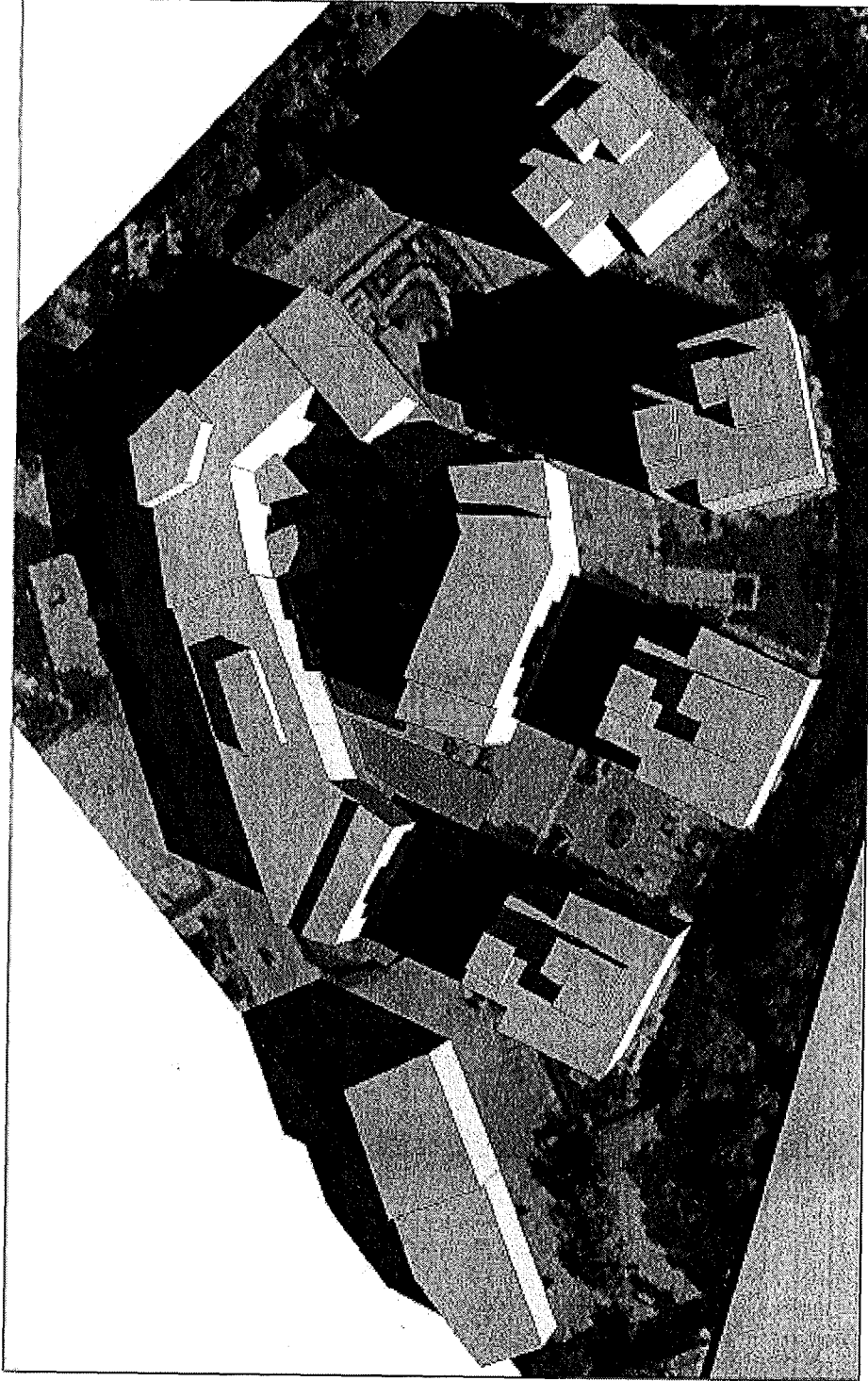


Figure 9L. March 21 (and September 21) at 4:00 pm

3. Six current bldgs, three approved future bldgs, and proposed apartment bldg in block 11 -- Page 3-24

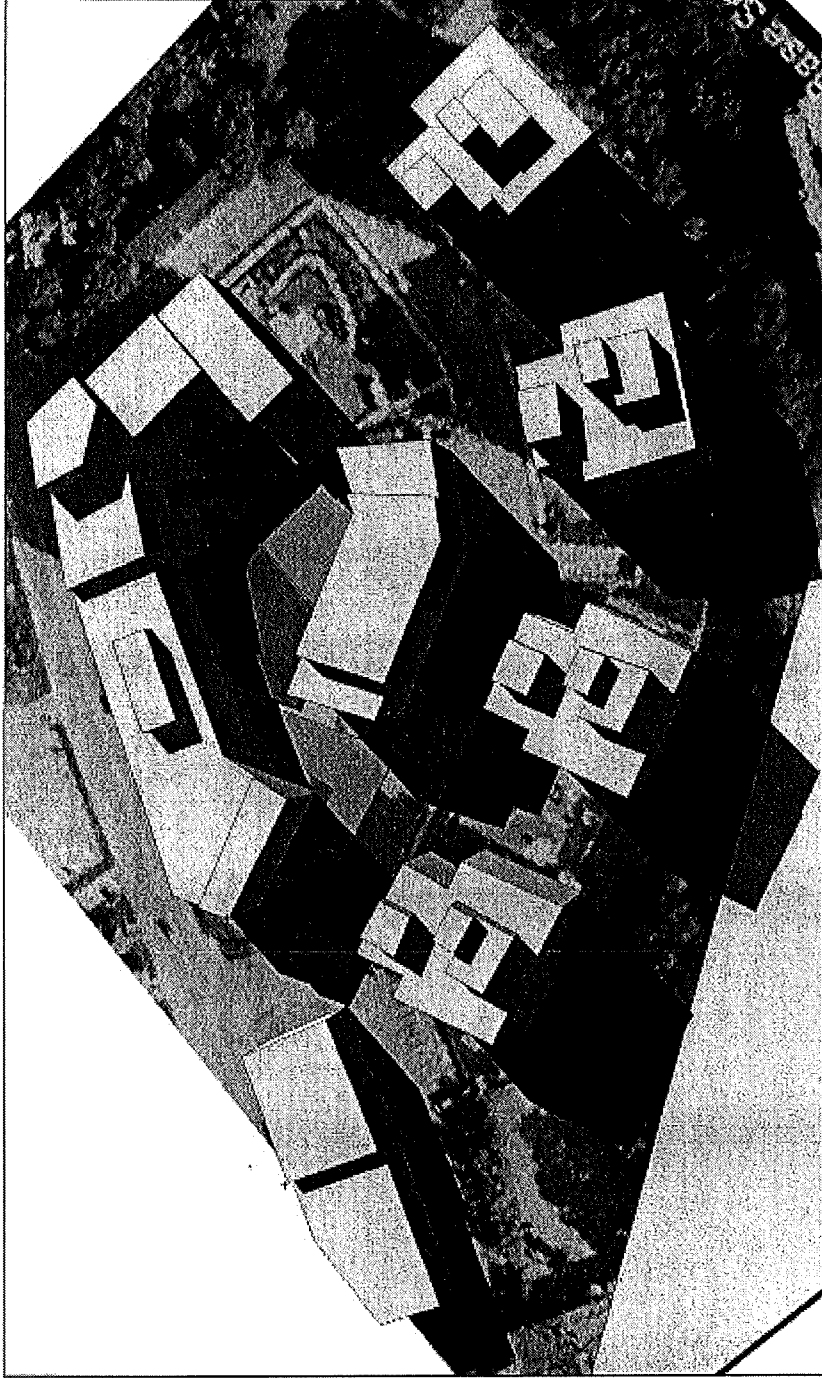


Figure 10A. June 21 at 8:00 am

3. Six current bldgs, three approved future bldgs, and proposed apartment bldg in block II -- Page 3-26

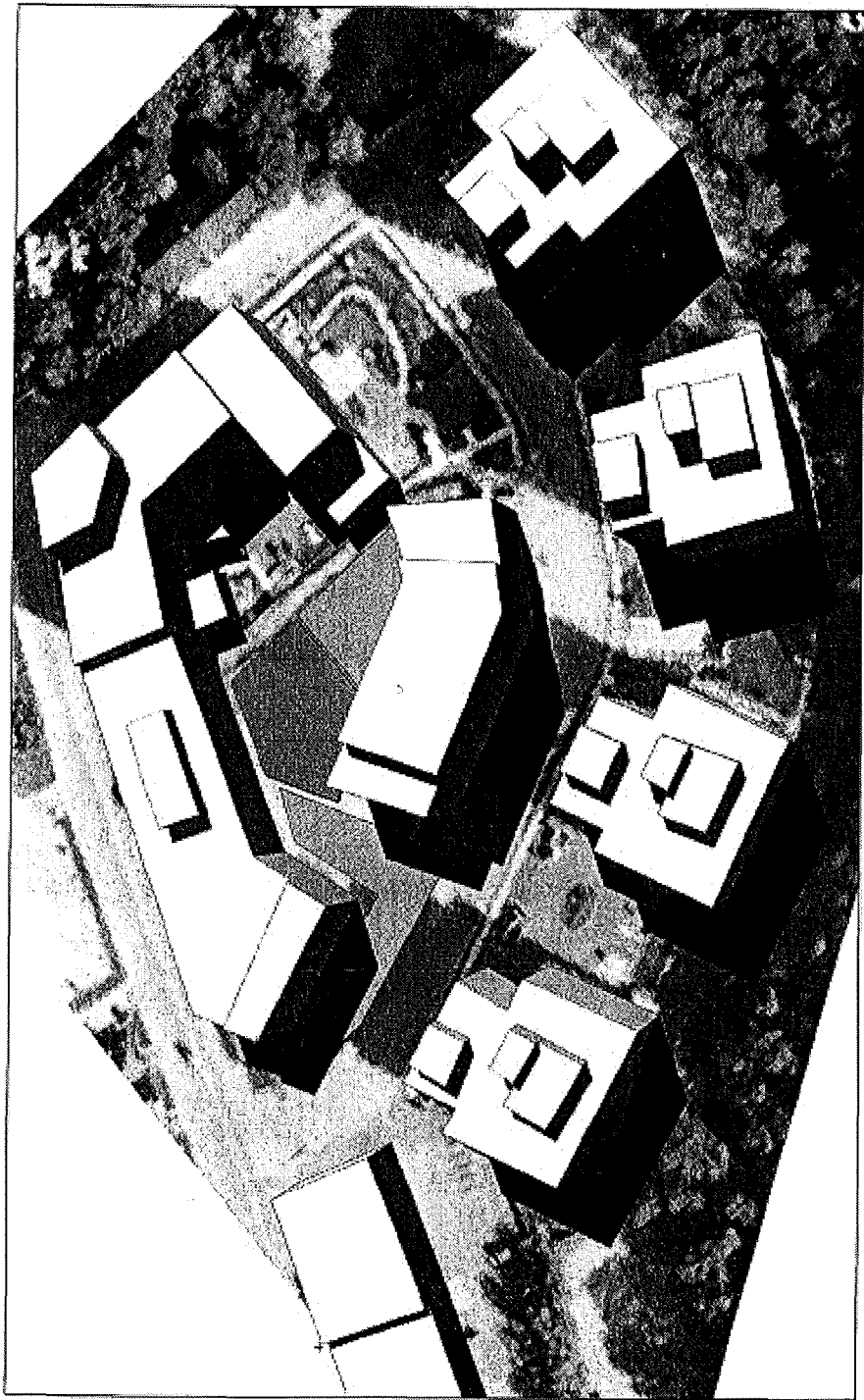


Figure 10C. June 21 at 10:00 am

3. Six current bldgs, three approved future bldgs, and proposed apartment bldg in block 11 -- Page 3-28

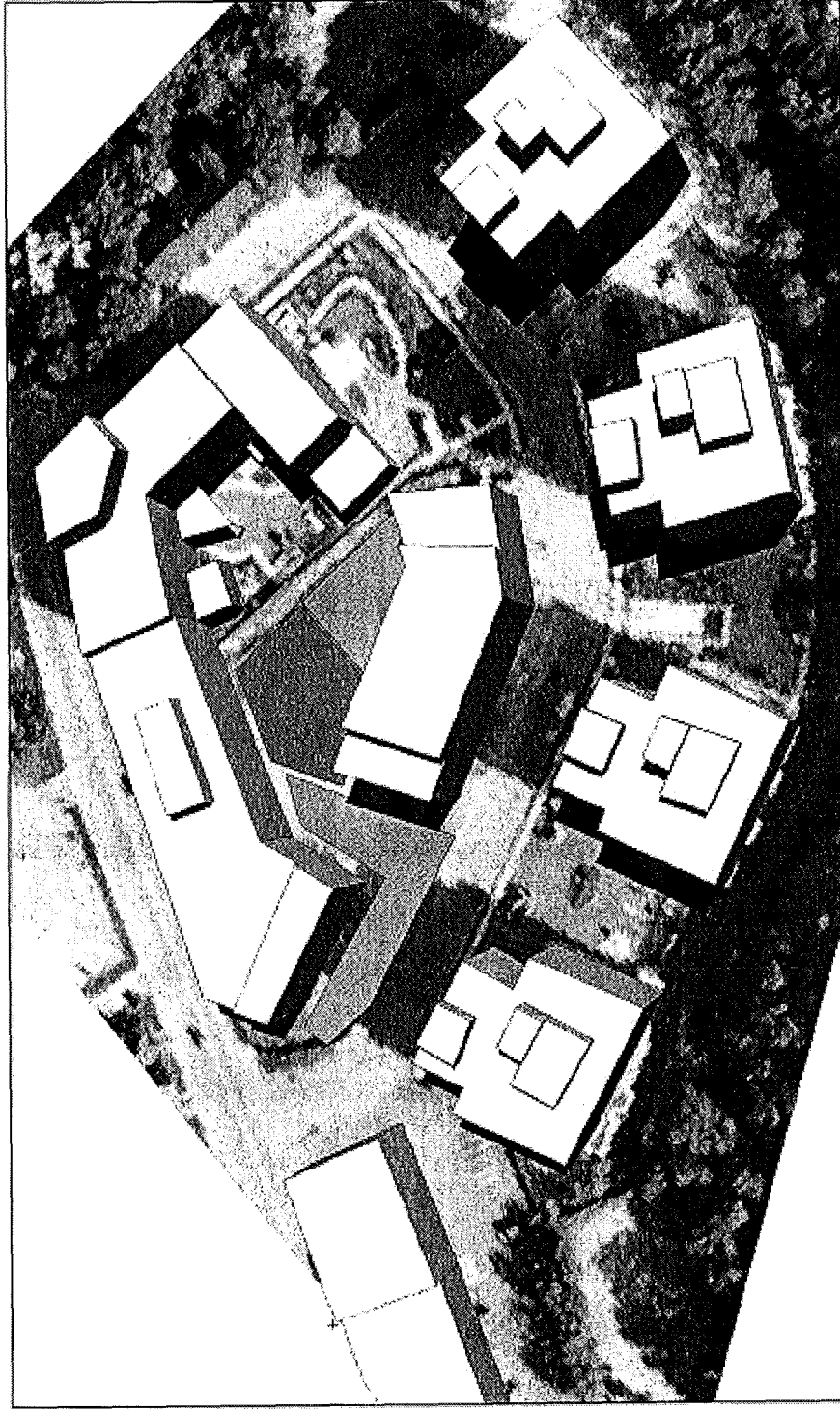


Figure 10E. June 21 at 12:00 pm

3. Six current bldgs, three approved future bldgs, and proposed apartment bldg in block 11 — Page 3-30