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April 7, 2014

Mayor Bob Bratina and Councillors  
City of Hamilton  
71 Main St. W.  
Hamilton, ON  
L8P 4Y5

Dear Mayor Bratina and Councillors:

Re: Application for Rezoning - 231 York Road, Town of Dundas  
File ZAC-13-040

I represented Mr. Recchia at an OMB hearing regarding the above-noted property last year. His proposal was rejected by the Board.

Mr. Recchia revised his proposal. The above application was recommended for approval by staff. Despite support from the local Councillor, the Planning Committee on April 1 in a 4:3 vote, recommended denial of the application.

Some of the Committee discussion focused on the previous Ontario Municipal Board decision which rejected the first proposal for townhouse uses. At the conclusion of its decision, the Board noted, *"On the evidence, the Board finds that the issue to be resolved through negotiation between City planning officials and Recchia is the number of residential units that can be put on the subject lands without compromising the planned function of these lands or offending the character of this stable residential neighbourhood"*.

Mr. Recchia followed the Board's direction and after a year of examining options and working with staff, has come forward with a proposal that is fully accepted by the Planning Department. Mr. Recchia has done everything asked of him by the Board.

As part of the OMB decision, the Board made a finding that the designation or planned function of the area is single family detached residential. The Board also noted that the planned function of the subject lands is most likely single family detached homes fronting on a public road, in this case York Road. We

NANCY SMITH PROFESSIONAL CORPORATION  
TURKSTRA MAZZA ASSOCIATES, LAWYERS

believe these comments may have been taken out of context by the Committee and should not override the admirable work that my client and staff have done to follow the direction of the Board to come up with a compromise solution.

We would ask that Council support the application on the following basis:

1. Each application has to be considered on its own merits. The Planning Department reviewed this application on its own, fully cognizant of the previous Ontario Municipal Board decision, and is recommending approval of the application noting throughout their report the differences between this proposal and the previous proposal. In the end, they concluded that:

*".....staff are satisfied that the current development proposal constitutes good land use planning, and is no longer incongruent with the intent of the OMB decision in denying the previous planning applications."*

2. The Board decision is confusing. Regrettably, some findings do not reflect the evidence provided at the Board. For example, the Official Plan designations in both the Town of Dundas Official Plan and the Urban Hamilton Official Plan are not restricted to single family detached residences, but also permit semi-detached residences as well as townhouses. This was the evidence presented at the Board by all planning witnesses. In other words, all agree that townhouses are envisioned by the Official Plan framework.
3. Not only did the Board misinterpret Official Plan policies, but also the current Zoning By-law for the Town of Dundas. The current zoning of Residential (R-2) permits more than single family dwellings. It, in fact, includes a retirement home for up to 16 persons and a height of 10.5 metres, which is equivalent to 3 storeys.

In addition to the above considerations, should Council decide to oppose the application and the matter proceed to an Ontario Municipal Board hearing, it would be at a cost to the Municipality associated with opposing the proponent as well as staff on a project which staff deem to be: *"a form of very minor residential intensification which only modestly increases residential density compared to the existing lots or single detached dwellings in the area"*. (page 8 of 17 of the staff report).

We respectfully request that Council approve the Initial recommendation from staff which was supported by the local Councillor, and approve the application and the implementing zoning by-law.

Yours truly,



Nancy Smith  
ns/lis

## 5.14(b)

**From:** Barb Bucciachio

**Sent:** April-04-14 3:30 PM

**To:** [roberta.pasuta@hamilton.ca](mailto:roberta.pasuta@hamilton.ca); Powers, Russ; Ferguson, Lloyd; Johnson, Brenda; Pearson, Maria; Clark, Brad; Whitehead, Terry; Duvall, Scott; Jackson, Tom; Collins, Chad; Merulla, Sam; Morrow, Bob; [jason.farr@hamilton.ca](mailto:jason.farr@hamilton.ca); McHattie, Brian; Office of the Mayor; Partridge, Judi

**Cc:** Robicheau, Vanessa

**Subject:** 231 York Road Dundas - Zoning Amendment - Council Meeting April 9, 2014

His Worship Mayor Bratina and Hamilton Councillors

This zoning amendment went to Planning Committee on April 1 and although I could not attend this meeting my husband and I did provide a written letter to City staff which was included in the Committee's package.

As a participant at the OMB hearing in 2013 I know there was a lot of time and resource that went into the OMB hearing both by City and the neighbours so I would like to thank those Councillors at the Committee meeting who voted against the staff recommendation and voted to deny the application. Thank you for reading the neighbours letters and respecting the OMB decision.

I respectfully request that you support the Planning Committee's recommendation to deny the application at the April 9 Council meeting.

Thank you for your time.

Barb and Jim Bucciachio

## 5.14(c)

**From:** Tracy

**Sent:** April-06-14 7:36 PM

**To:** Partridge, Judi; Powers, Russ; Ferguson, Lloyd; Johnson, Brenda; Pearson, Maria; Clark, Brad; Whitehead, Terry; Duvall, Scott; Jackson, Tom; Collins, Chad; Merulla, Sam; Morrow, Bob; Farr, Jason; McHattie, Brian; Office of the Mayor; Pasuta, Robert

**Cc:** Jennifer Lawrence; Robicheau, Vanessa

**Subject:** 231 York Road Dundas - Zoning Amendment - Council Meeting April 9/14

**Importance:** High

Mayor Bratina and Councillors,

I was a participant at the OMB hearing for this property and sent a letter to the Planning staff that is included in the committee's package. I do not support the proposed development. I agree with the OMB's decision that only single family houses should be allowed.

Our neighbourhood is characterized by low density, single family homes with large lots. The proposed development is not compatible or harmonious with the surroundings. It needs to support the existing character, density, setbacks, streetscape and massing of the surrounding properties. The application of semi-detached units that does not meet minimum setbacks impacts the adjoining neighbours. It will significantly reduce our privacy.

The location of this property on York Road is difficult as it is on a slight curve that impacts visibility when pulling onto York Road. As the first semi-detached unit will only be 2.5 m from the front lot line, it will make the situation even worse. I believe there will be safety concerns.

To date, the applicant has not met with the neighbours or requested our input. Many of us have been here for years and plan to stay here for years. We feel that development completed in our neighbourhood needs to be done with sensitivity and with respect for the current neighbourhood.

I believe the OMB seriously considered the neighbours' concerns during the hearing, and I hope that Council does the same with this application.

Yours sincerely,

Tracy Rivers

## 5.14(d)

**From:** BRYAN FLEMING

**Sent:** April-06-14 8:07 PM

**To:** Office of the Mayor; McHattie, Brian; Farr, Jason; Morrow, Bob; Merulla, Sam; Collins, Chad; Jackson, Tom; Duvall, Scott; Whitehead, Terry; Clark, Brad; Pearson, Maria; Johnson, Brenda; Ferguson, Lloyd; Powers, Russ; Pasuta, Robert; Partridge, Judi

**Cc:** Robicheau, Vanessa

**Subject:** 231 York Road Dundas - Zoning Amendment

Mayor Bratina and Councillors,

I live at \_\_\_\_\_ in Dundas and my property is adjacent to 231 York Road. I support the OMB decision that only single family homes should be built on this property. The proposed development is not in-keeping with the current development surrounding it.

We currently have a private backyard with large trees and having 6 semi-detached units behind us will significantly decrease our privacy and some of the trees and hedges will be removed.

The location of the development is a safety concern due to a slight curve in York Road. It is difficult to make turns onto York Road from Fieldgate Street now and it will become more difficult if the development goes through not only for the families pulling in and out of the complex, but for us with increased traffic and pedestrians.

I hope council denies the zoning amendment application at 231 York Road Dundas.

Yours sincerely,

Bryan Fleming

## 5.14(e)

**From:** Cam and Jen

**To:** judi.partridge@hamilton.ca ; roberta.pasuta@hamilton.ca ;  
russ.powers@hamilton.ca ; lloyd.ferguson@hamilton.ca ; brenda.johnson@hamilton.ca ;  
maria.pearson@hamilton.ca ; brad.clark@hamilton.ca ; terry.whitehead@hamilton.ca ;  
scott.duvall@hamilton.ca ; tom.jackson@hamilton.ca ; chad.collins@hamilton.ca ;  
sam.merulla@hamilton.ca ; bob.morrow@hamilton.ca ; jason.farr@hamilton.ca ;  
brian.mchattie@hamilton.ca ; mayor@hamilton.ca

**Cc:**

**Sent:** Thursday, April 03, 2014 11:39 AM

**Subject:** 231 York Road Dundas - Zoning Amendment - Council Meeting April 9/14

To His Worship Mayor Bratina and Hamilton Councillors,

The above noted zoning amendment went to Planning Committee on April 1. My husband and I were not able to attend the Committee meeting however, we have provided written correspondence to the City staff which was included in the Committee's package. I was one of the Participants at the OMB hearing that took place last year and I was extremely pleased with the OMB's decision as it accurately captures the character of our neighbourhood as single-family residential. I would like to thank those Councillors who, at the Planning Committee meeting, referred to the OMB decision and did not take the hearing officer's words lightly. The hearing officer stated in his decision that single-family residential was the most appropriate use of this property so you can imagine how disheartened the neighbourhood was when we received the proposal for semi-detached homes. This shows no regard for the OMB decision or the concerns of the neighbourhood. Significant time and resources, on the part of the City and the neighbours, went into the OMB hearing in 2013 and I would like to think that those efforts were not in vain.

Of particular note, even though dozens of letters were sent to the City and eight neighbours took the time to attend and participate in the first OMB hearing, the applicant has made no effort to meet with the neighbours subsequent to the OMB decision. There has been no neighbourhood meeting, no outreach to discuss potential development that would be in-keeping with the OMB decision. Even after the neighbours sent in letters regarding the recent proposal for semi-detached homes, the applicant did not attempt to meet with the neighbours to discuss their concerns. Intensification and infill development need to be undertaken with sensitivity and concern for those neighbours

within existing stable residential neighbourhoods. This application does not meet that test.

I would like to thank those Councillors at the Committee meeting who voted against the staff recommendation and voted to deny the application. I appreciate that you read the letters from the neighbours and understand the concerns that we have. I respectfully request that you support the Planning Committee's recommendation to deny the application at the April 9 Council meeting.

I've copied those neighbours who participated in the OMB hearing, for their information.

Thank you for your time,

Jennifer Lawrence and Cam McKelvey

**5.14(f)**

**From:** Julie Woods

**To:** mayor@hamilton.ca ; brian.mchattie@hamilton.ca ; jason.farr@hamilton.ca ;  
bob.morrow@hamilton.ca ; sam.merulla@hamilton.ca ; chad.collins@hamilton.ca ;  
tom.jackson@hamilton.ca ; scott.duvall@hamilton.ca ; terry.whitehead@hamilton.ca ;  
brad.clark@hamilton.ca ; maria.pearson@hamilton.ca ; brenda.johnson@hamilton.ca ;  
lloyd.ferguson@hamilton.ca ; russ.powers@hamilton.ca ; robert.pasuta@hamilton.ca ;  
judi.partridge@hamilton.ca

**Cc:**

**Sent:** Thursday, April 03, 2014 4:13 PM

**Subject:** Please Deny Zoning Amendment Application at 231 York Road

Good afternoon all,

On April 9<sup>th</sup> please send a message to the landowner of 231 York Road saying that no means no! Please uphold the original OMB decision, and keep the neighbourhood's character. I totally agree that only single family homes should be built on this property, not 12 semi-detached units.

Thanking you in advance for your consideration in this matter.

Julie Woods



## 5.14(g)

**Subject:** 231 York Rd., Dundas

**Date:** Sun, 06 Apr 2014 13:47:46 -0400

**From:** Linda Cormick

**To:** [mayor@hamilton.ca](mailto:mayor@hamilton.ca), [brian.mchattie@hamilton.ca](mailto:brian.mchattie@hamilton.ca), [jason.farr@hamilton.ca](mailto:jason.farr@hamilton.ca),  
[bob.morrow@hamilton.ca](mailto:bob.morrow@hamilton.ca), [sam.merulla@hamilton.ca](mailto:sam.merulla@hamilton.ca),  
[chad.collins@hamilton.ca](mailto:chad.collins@hamilton.ca), [tom.jackson@hamilton.ca](mailto:tom.jackson@hamilton.ca),  
[scott.duval@hamilton.ca](mailto:scott.duval@hamilton.ca), [terry.whitehead@hamilton.ca](mailto:terry.whitehead@hamilton.ca),  
[brad.clark@hamilton.ca](mailto:brad.clark@hamilton.ca), [maria.pearson@hamilton.ca](mailto:maria.pearson@hamilton.ca),  
[brenda.johnson@hamilton.ca](mailto:brenda.johnson@hamilton.ca), [lloyd.ferguson@hamilton.ca](mailto:lloyd.ferguson@hamilton.ca),  
[russ.powers@hamilton.ca](mailto:russ.powers@hamilton.ca), [robert.pasuta@hamilton.ca](mailto:robert.pasuta@hamilton.ca),  
[judi.partridge@hamilton.ca](mailto:judi.partridge@hamilton.ca)

Hello,

I am writing to request that the Zoning Amendment application at 231 York Road, Dundas be denied. I support the OMB decision that single family homes only should be built on this site. In keeping with the neighbourhood, the site would be ideal for 2 single family homes and no more. Higher density housing on this site will impact the neighbourhood negatively due to an increase in noise and traffic. Also, for those whose properties back onto the site, building 12 semi-detached units will have a grossly negative impact on their views.

I strongly recommend to all members of council that the OMB's decision be upheld, that the zoning amendment be denied, and that any future redevelopment of the site be single family homes.

Linda D. Cormick

## 5.14(h)

**From:** Dorrett James

**Sent:** April-07-14 11:22 AM

**To:** Robicheau, Vanessa

**Subject:** Redevelopment of 231 York Road

To: The Mayor and City Councillors:

You will have the opportunity on April 9 to ratify a recommendation from City Planning Committee to deny multiple-dwelling development of the property at 231 York Road.

As a resident of this community, I am urging you to vote in favour of this recommendation, which endorses an earlier decision by the OMB (which I support), that the redevelopment should be single family homes (and not multiple dwelling), in keeping with the adjoining neighbourhood.

With thanks,

Dorrett James

Robert James

## 5.14(i)

From: Doreen Mitchell

Sent: April-05-14 11:26 AM

To: Office of the Mayor; McHattie, Brian; Farr, Jason; Morrow, Bob; Merulla, Sam; Collins, Chad; Jackson, Tom; Duvall, Scott; Whitehead, Terry; Clark, Brad; Pearson, Maria; Johnson, Brenda; Ferguson, Lloyd; Powers, Russ; Pasuta, Robert; Partridge, Judi

Subject: Re: Denying Zoning Amendment application at 231 York Road

To The Mayor and Councillors of the City of Hamilton:

This letter is in support of the OMB's decision that denied townhouse proposal and confirmed redevelopment of only single family homes on the property located at 213 York Road in Dundas. We are asking the Mayor and Council to deny the Zoning Amendment application at 213 York Road. Thank you.

Doreen Mitchell

**5.14(j)**

**From:** Lawrence Yanover  
**Sent:** April-07-14 12:26 PM  
**To:** Robicheau, Vanessa  
**Subject:** Re: 231 York Rd

To the Right Honourable Mayor Bob Bratina and councillors of the City of Hamilton. A local developer is trying to overdevelop 231 York. He made a really bad investment years ago and is trying to minimize his losses with overdeveloping the property. It went to the OMB, who agreed with the neighbours that it should stay single family development. The City Planning staff has recently supported 12 semis, against the wishes of the neighbours and the OMB. This was voted down by Committee. I would like you to support the Committee decision to refuse this development at Council.

I'm sure that a meeting with neighbours and the developer could come up with a solution that would break the bottleneck in the future. Neighbours do not want a property that is taller than nearby properties, so I think the developer has to accept a two story limit. They would like to see the properties fronting York Rd, fitting in with the character of the area. I'm sure we can work together to see a development that would welcome new neighbours to our lovely town. Thanks for your support.

## 5.14(k)

**From:** Ron Richards  
**Sent:** April-07-14 1:38 PM  
**To:** Robicheau, Vanessa  
**Subject:** Fw: 231 York Road

**From:** Ron Richards

**Sent:** Saturday, April 05, 2014 11:33 AM

**To:** bob.morrow@hamilton.ca ; brad.clark@hamilton.ca ; brenda.johnson@hamilton.ca ; brian.mchattie@hamilton.ca ; chad.collins@hamilton.ca ; jason.farr@hamilton.ca ; judi.partridge@hamilton.ca ; lloyd.ferguson@hamilton.ca ; maria.pearson@hamilton.ca ; mayor@hamilton.ca ; robert.pasuta@hamilton.ca ; russ.powers@hamilton.ca ; sam.merulla@hamilton.ca ; scott.duvall@hamilton.ca ; terry.whitehead@hamilton.ca ; tom.jackson@hamilton.ca

**Subject:** 231 York Road

Hello Councillors,

I support the recent OMB decision regarding this property on York Road in Dundas. I live nearby and I agree that only single family homes should be built here. Please vote to deny the zoning amendment application on April 9.

Thanking you in advance,

Ron and Sheila Richards

## 5.14(I)

From:

To: [mayor@hamilton.ca](mailto:mayor@hamilton.ca)

CC: [brian.mchattie@hamilton.ca](mailto:brian.mchattie@hamilton.ca); [jason.farr@hamilton.ca](mailto:jason.farr@hamilton.ca); [bob.morrow@hamilton.ca](mailto:bob.morrow@hamilton.ca); [sam.merulla@hamilton.ca](mailto:sam.merulla@hamilton.ca); [chad.collins@hamilton.ca](mailto:chad.collins@hamilton.ca); [tom.jackson@hamilton.ca](mailto:tom.jackson@hamilton.ca); [scott.duvall@hamilton.ca](mailto:scott.duvall@hamilton.ca); [terry.whitehead@hamilton.ca](mailto:terry.whitehead@hamilton.ca); [brad.clark@hamilton.ca](mailto:brad.clark@hamilton.ca); [maria.pearson@hamilton.ca](mailto:maria.pearson@hamilton.ca); [brenda.johnson@hamilton.ca](mailto:brenda.johnson@hamilton.ca); [lloyd.ferguson@hamilton.ca](mailto:lloyd.ferguson@hamilton.ca); [russ.powers@hamilton.ca](mailto:russ.powers@hamilton.ca); [robert.pasuta@hamilton.ca](mailto:robert.pasuta@hamilton.ca); [judi.partridge@hamilton.ca](mailto:judi.partridge@hamilton.ca);

Subject: Reject Zoning Application for 231 York Road, Dundas

Date: Thu, 3 Apr 2014 18:25:22 -0400

On Tuesday, April 1, 2014 the City's Planning Committee voted 5-4 against the zoning amendment application for 231 York Road, Dundas. On April 9, we are asking for your support, and that of City Council, to deny the zoning amendment application and the resulting development on this property.

The OMB previously rejected the property redevelopment for this address because it did not conform to the surrounding neighbourhood of only single-family homes.

We are enclosing a copy of our objection to the proposed zoning amendment application that we submitted on October 28, 2013 to the Planning and Economic Development Department.

Mr. Macdonald

**Re: File No. ZAC-13-040**

We oppose the proposed Zoning By-law Amendment for 231 York Road, Dundas, to permit 6 semi-detached dwellings (12 total units) **as part of a future condominium** with a private road and visitor parking area.

We are submitting the same reasons that we used to oppose the initial proposed development at 231 York Road, Dundas in 2011 for 18 townhouse units.  
( File Nos: ZAC- 11-066 & OPA-11-019 )

We oppose the proposed development on the basis of, but not limited to, the following reasons:

- 1) increased noise in the area
- 2) increased traffic in the area and the likelihood of accidents at the blind bend on York Road where the road entrance will be
- 3) high density of the development
- 4) resulting overflow parking on Fieldgate Street for residents and visitors of the development
- 5) this development is in the midst of single dwelling homes
- 6) this development would result in lowering the property values in the area

Despite the rejection of the initial development in 2011, by overwhelming opposition, it appears that this new application is a smoke-screen to obtain approval for a slightly smaller development before then attempting to make application for a much larger and disturbing development.

Yours truly

Ray & Ellen Galowski

5.14(m)

**From:** Jim MacIntyre

**To:** mayor@hamilton.ca ; brian.mchattie@hamilton.ca ; jason.farr@hamilton.ca ;  
bob.morrow@hamilton.ca ; sam.merulla@hamilton.ca ; chad.collins@hamilton.ca ;  
tom.jackson@hamilton.ca ; scott.duvall@hamilton.ca ; terry.whitehead@hamilton.ca ;  
brad.clark@hamilton.ca ; maria.pearson@hamilton.ca ; brenda.johnson@hamilton.ca ;  
lloyd.ferguson@hamilton.ca ; russ.powers@hamilton.ca ; robert.pasuta@hamilton.ca ;  
judi.partridge@hamilton.ca

**Sent:** Sunday, April 06, 2014 3:17 PM

**Subject:** 231 York Rd.-zoning amendment-ZAC-13-040

To His Worship Mayor Bratina and Hamilton Councillors;

We are residents on 68 Forestview Dr., Dundas and we oppose the rezoning of the property of 231 York Rd. and the proposed development of 12 units for the following reasons:

- 1) It is out of character with the neighbourhood which is single family dwellings.
- 2) Since there is no parking on York Rd., there will be spillover parking onto nearby Fieldgate St., which is already crowded.
- 3) Depending on the height of the proposed buildings, the surrounding neighbours may have shadowing and privacy issues.
- 4) The entering and exiting of vehicles from the property onto York Rd. (which has visibility problems due to the curve) is a safety issue.
- 5) The high density housing may cause noise issues.

There seems to be a total disregard for the OMB decision which recommended single family dwellings on the property.

Thank you for considering these points before making your decision on April 9th at the council meeting.

Joan Styan and Jim Macintyre



## 5.14(n)

From: **Karen-Anne McVey Neufeld**

Date: Mon, Apr 7, 2014 at 12:00 PM

Subject: re:Zoning Amendment Application for 231 York Road Dundas

To: [mayor@hamilton.ca](mailto:mayor@hamilton.ca), [brian.mchattie@hamilton.ca](mailto:brian.mchattie@hamilton.ca), [jason.farr@hamilton.ca](mailto:jason.farr@hamilton.ca),  
[bob.morrow@hamilton.ca](mailto:bob.morrow@hamilton.ca), [sam.merulla@hamilton.ca](mailto:sam.merulla@hamilton.ca), [chad.collins@hamilton.ca](mailto:chad.collins@hamilton.ca),  
[tom.jackson@hamilton.ca](mailto:tom.jackson@hamilton.ca), [scott.duvall@hamilton.ca](mailto:scott.duvall@hamilton.ca), [terry.whitehead@hamilton.ca](mailto:terry.whitehead@hamilton.ca),  
[brad.clark@hamilton.ca](mailto:brad.clark@hamilton.ca), [maria.pearson@hamilton.ca](mailto:maria.pearson@hamilton.ca), [brenda.johnson@hamilton.ca](mailto:brenda.johnson@hamilton.ca),  
[lloyd.ferguson@hamilton.ca](mailto:lloyd.ferguson@hamilton.ca), [russ.powers@hamilton.ca](mailto:russ.powers@hamilton.ca), [roberta.pasuta@hamilton.ca](mailto:roberta.pasuta@hamilton.ca),  
[judi.partridge@hamilton.ca](mailto:judi.partridge@hamilton.ca)

I am sending this email to request that the City Council deny the Zoning Amendment Application for 231 York Road, Dundas on April 9, 2014. As you are aware, the OMB denied the initial proposal for 14 townhouses & 1 single family home to be built at this site, and the landowner is now submitting a new application for 12 semi-detached units.

As a neighbour of this land, I would fully support the original OMB decision and agree that only single family homes should be built in the area, as that is in keeping with what already exists in the surroundings.

Thank you,

Karen-Anne McVey Neufeld

5.14(o)

**From:** adina lopez

**To:** mayor@hamilton.ca ; brain.mchattie@hamilton.ca ; jason.farr@hamilton.ca ;  
bob.morrow@hamilton.ca ; sam.merulla@hamilton.ca ; chad.collins@hamilton.ca ;  
tom.jackson@hamilton.ca ; scott.duvall@hamilton.ca ; terry.whitehead@hamilton.ca ;  
brad.clark@hamilton.ca ; maria.pearson@hamilton.ca ; brenda.johnson@hamilton.ca ;  
lloyd.ferguson@hamilton.ca ; russ.powers@hamilton.ca ; robert.pasuta@hamilton.ca ;  
judi.partridge@hamilton.ca

**Sent:** Thursday, April 03, 2014 9:14 PM

**Subject:** The Neighbours Surrounding 231 York Road

Good Evening,

I am emailing you to ask you to deny the Zoning Amendment application at 231 York Road. I live, run, walk and drive in this area with my children and family and for you to even consider putting up 12 townhomes in this area is NOT an option. This is a single family home area and it should stay that way. People bought homes in this area for a reason.

Please DENY the Zoning Amendment application at 231 York Road.

Sincerely,

Adina Lopez

5.14(p)

**From:** Terry Phillips

**Date:** April 6, 2014 at 2:09:22 PM EDT

**To:** Terry J Phillips <

**Subject:** Neighbourhood development

Dear Mayor Bratina, Councillors, we are very concerned about the new zoning amendment application at 231 York Road in Dundas. This area has always been zoned for single family housing and anything more is not acceptable.

York road is already hazardous being a blind corner for Fieldgate street and the increase traffic will make it accident prone intersection. With a new access onto York at this development will be a double hazard more risk for accidents.

This area will also impact parking were most growing families will have two or more vehicle, Fieldgate will be the spot to park. This is already a problem on Forestview and Watson lane, not enough parking.

These are a few reasons we support OMB's decision and agree that only single family homes should be built on this property. Lori and I as we'll support our Neighbour's and their reasons to keep this area as it should be single family homes.

Your's Truly Terry and Lori Phillips

5.14(q)

**From:** wendy and brian kennelly

**Date:** April 3, 2014 9:00:42 PM GMT-04:00

**To:** [judi.partridge@hamilton.ca](mailto:judi.partridge@hamilton.ca)

**Subject:** Zoning Amendment Application at 231 York Road

Dear Councillor Partridge,

We are writing to express our concern over the Zoning Amendment Application for 231 York Road and would strongly urge you to support the decision of the Ontario Municipal Board and the recommendation of the City Planning Committee and deny the application. We strongly believe that any development on this property should fit in with the neighbourhood, and should only be single-family homes as opposed to townhouse units.

We appreciate you taking the time to read this email, and sincerely hope that you will give this matter your serious consideration.

Thank you,

Wendy and Brian Kennelly

5.14(r)

**From:** M MAINPRIZE

**To:** mayor@hamilton.ca ; brian.mchattie@hamilton.co ; jason.farr@hamilton.ca ;  
bob.morrow@hamilton.ca ; sam.merulla@hamilton.ca ; chad.collins@hamilton.ca ;  
tom.jackson@hamilton.ca ; scott.duvall@hamilton.ca ; terry.whitehead@hamilton.ca ;  
brad.clark@hamilton.ca ; maria.pearson@hamilton.ca ; brenda.johnson@hamilton.ca ;  
lloyd.ferguson@hamilton.ca ; russ.powers@hamilton.ca ; robert.pasuta@hamilton.ca ;  
judi.partridge@hamilton.ca ;

**Sent:** Friday, April 04, 2014 8:10 PM

**Subject:** Zoning Amendment application at 231 York Road

I am writing the Mayor, Councilmen and Councilwomen of Hamilton requesting that they deny the application for zoning change application for 231 York Road In Dundas. This neighbourhood is a single family home area and I would like to keep it as such.

Thanking you in advance for your consideration in the important matter.

Mark Mainprize

5.14(s)

From: Tony Czerneda

Sent: April-08-14 8:06 AM

To: Robicheau, Vanessa

Subject: Zoning Amendment for 231 York Rd. Dundas, Ontario

To the Mayor and the Councillors,

I am sending this email to suggest that you deny the Zoning Amendment that has been requested by the land owner of 231 York Rd. in Dundas, Ontario.

12 semi-detached units is far too many for the size of land available.

Parking will be an issue with the small space available and there is no parking on the narrow York Road.

All of the houses in the immediate area are single family dwellings and it should remain that way to maintain the character of the area.

I support the OMB decision and agree that only single family homes should be developed on this property.

Anthony Czerneda

5.14(t)

**From:** Robyn Guyatt

**Sent:** April-08-14 9:18 AM

**To:** Robicheau, Vanessa

**Subject:** Zoning Amendment for 231 York Road

Dear Councillors,

Tomorrow you will be voting on whether or not to ratify the City Planning Committee's recommendation to deny an application to build 12 semi-detached units on **231 York Road, Dundas**.

I would like to remind you of the Ontario Municipal Board's decision last year that denied a similar proposal by the landowner for 14 townhouse units. They confirmed what those in this neighbourhood strongly believe: **this neighbourhood consists of single-family homes and any redevelopment at 231 York Road should also be single-family homes**.

As a resident of this neighbourhood, I agree with the OMB's decision and I respectfully ask that you **deny** the Zoning Amendment and application at 231 York Rad.

I apologize for the last-minute nature of this email, but ask that you please consider it prior to tomorrow's City Council meeting.

Thank you very much,

Robyn Guyatt

## 5.14(u)

From: Marielle Skinnarland

Sent: April-08-14 9:26 AM

To: Robicheau, Vanessa

Subject: Zoning Amendment for 231 York Road, Dundas

Dear Councillors,

Tomorrow you will be voting on whether or not to ratify the City Planning Committee's recommendation to deny an application to build 12 semi-detached units on 231 York Road, Dundas.

I would like to remind you of the Ontario Municipal Board's decision last year that denied a similar proposal by the landowner for 14 townhouse units. They confirmed what those in this neighbourhood strongly believe: this neighbourhood consists of single-family homes and any redevelopment at 231 York Road should also be single-family homes.

As a resident of this neighbourhood, I agree with the OMB's decision and I respectfully ask that you deny the Zoning Amendment and application at 231 York Road.

I apologize for the last-minute nature of this email, but ask that you please consider it prior to tomorrow's City Council meeting.

Thank you very much,

Marielle Skinnarland



## 5.14(v)

From: Maureen Czerneda

Sent: April-07-14 11:15 PM

To: Robicheau, Vanessa

Subject: Property at 231 York Road, Dundas, Ontario

To whom it may concern,

I am writing this letter to suggest that you deny the Zoning Amendment that has been requested by the land owner of 231 York Rd. in Dundas, Ontario. The new application for 12 semi-detached units (6 buildings in total) is far too many for this piece of land. Only single family dwellings should be allowed on this property to keep with the character and type of housing that is in the immediate area. I support the OMB decision and agree that only single family homes should be developed on this property.

Maureen Czerneda

April 7, 2014

To His Worship Mayor Bratina and Hamilton Councillors,

A year ago I was a participant at an OMB hearing regarding the property at 231 York Road in Dundas and expressed my concerns over the proposed development at that site. The OMB recommended that the best use of that property would be for single family residences that would be in keeping with the character of the existing neighbourhood. Since then we have received notification that a series of semi detached homes are proposed for the same site. The units will still be quite close to my backyard and I'm still concerned about overshadowing and privacy issues. Traffic will be an issue for those of use living on York Road as more cars will make it more difficult to get in and out of our driveways.

I am hopeful that the suggestion of the OMB will be upheld, that the character of the neighbourhood will be maintained, and that single family homes will be built on the site.

Sincerely,

Michele McInnes