

Bell, Chris

From: Carole Foster [mailto:carole.foster@waterdown.ca]
Sent: Tuesday, August 25, 2009 9:51 AM
To: Bell, Chris
Subject: concerned Waterdown resident

Dear Chris.

I received the letter from the City of Hamilton regarding applications for an Official Plan Amendment and Zoning By-Law. So many words.

If I am correct, the reason for this letter is to let us know that the request from the Upcountry Estates to amend the Official to change the number of dwellings from 34 units to 85 street townhouse units

Why the change?

Is this change good for the people of Waterdown or is it good for the city of Hamilton ???????

Carole Foster 222 Fellowes Cre., Unit 8,
Waterdown , Ont.,
L0R2H3

10/15/2009

Bell, Chris

From: Brad Bricker [
Sent: Tuesday, August 25, 2009 10:11 AM
To: Bell, Chris
Cc: McCarthy, Margaret
Subject: Upcountry Estates OPA and Zoning By-law Amendment

Hi Chris,

I reside at 176 Fellowes Crescent in Waterdown. I am very concerned about the Upcountry Estates application to increase the townhouse density on the subject lands by a factor of 2.5. Has a transportation analysis be completed to determine if Fellowes Crescent and Laurendale Avenue can accommodate the increased traffic? There are 24 driveways along Laurendale Avenue between Boulding and Fellowes. This poses some real challenges for residents entering and leaving the local neighborhood as there is only one access to Boulding and Parkside Drive. This issue was further exacerbated when the townhomes were approved at 222 Fellowes Crescent.

If the City feels that 85 units on the subject lands constitutes good planning then I would respectfully suggest you need to provide access to Spring Creek Drive and keep the traffic away from Fellowes Crescent. A second access is likely required to meet your guidelines for emergency vehicle access.

Lastly, previous plans for this property showed lower density housing and at one time a public park. There are no parks within walking distance in our community. Children must play in the street. Increased traffic in our community and the rate of speed at which people travel poses a great risk not only to pedestrians but residents trying to leave and enter there respective driveways. That said I do not support the proposal to increase the density of housing on the subject property from 34 units to 85 units. The previous plans for this property should be re-visited including the provision of a parkette that the local community can make use of. A combination of lower density housing on a single-loaded road with a central park common would be an alternative worth pursuing, provided the transportation concerns noted above can be addressed. I would also be interested in knowing how the site will be serviced and whether the receiving storm pond has been sized accordingly to accommodate storm runoff from this site (i.e. under both scenarios – the current zoning and proposed amendment to increase housing density and impervious cover).

If possible, I would appreciate receiving a copy the applicant's planning justification report and supporting technical documents. If you have any questions or comments, please do not hesitate to contact me.

Best regards,

Brad Bricker

176 Fellowes Crescent
Waterdown, ON L0R 2H3
[REDACTED]

Information from ESET NOD32 Antivirus, version of virus signature database 4366
(20090825)

The message was checked by ESET NOD32 Antivirus.

<http://www.eset.com>

10/15/2009

Bell, Chris

From: Doug Bradshaw
Sent: Tuesday, August 25, 2009 3:55 PM
To: Bell, Chris
Cc: McCarthy, Margaret
Subject: Upcountry Estates Amendments

RE FILE NO OPA-09-077 & ZAC-09-030

As owners of unit #23-222 Fellowes Cres., we do question the change of planning & zoning re the land in question! Our home backs out on this proposed development. The high density of 85 street townhouse dwelling units from the original 34 units, we are sure would be beneficial financially to Upcountry Estates & the city of Hamilton. However, we need to consider the congestion of traffic on Dundas, Evans, & Parkside. Also there already is a lack of schools in Waterdown, and no mention has been put forward re the timeline for building the school & park mentioned in builders plans sent to us March 23,2007. Is the plan to develop Waterdown into a high density community?? Please advise re the date & location of the public meeting re the afore mentioned applications. Also please notify us of the refusal or adoption of the applications.

**Thank you,
DOUG & LUCILLE BRADSHAW**

Bell, Chris

From: Monika Harte-Maxwell
Sent: Wednesday, August 26, 2009 9:25 PM
To: Stevens, Danielle
Cc: Bell, Chris
Subject: Re: 32 Buttercup Cres Inquiry & lands behind 32 buttercup

As I was driving home I noticed a sign that said an application has been put forth for an ammendment to the zoning by-law to change the land behind Buttercup Cres and west of Spring Creek drive from a density of 34 homes to 85! We moved in just a month ago into our new home. I find it kind of ironic that who ever owns that land waited until all of the remaining unoccupied homes were sold before moving forth on this application. Is this type of application routine and what are the odds of it being passed?

Sincerely,

Monika

Bell, Chris

From: Carole Foster
Sent: Wednesday, August 26, 2009 1:05 PM
To: Bell, Chris
Subject: Parkside Drive. Waterdown

To Chris Bell

I live in the condos next to the property of Upcountry Estates. Over the past three years, this condo has had several problems with the area, mainly flooding. Mike Becke, city building inspector, could, if you are interested, tell you of our problem and he may still have pictures of the flooding.

When you have visited the area in question, you saw how crowded it would be with this proposed change. To put 85 townhouse units in a space that was originally to house 34 units, is not good. I wonder if an Environmental Impact study has been done in order to make this change possible.

Would like to know this.

Carole Foster,
222 Fellowes Cr., Unit 8,
Waterdown, On
L0R2H3

Bell, Chris

From: D. Philpott
Sent: Friday, August 28, 2009 11:42 AM
To: Bell, Chris
Cc: "Margaret McCarthy"@Hamilton.ca
Subject: 34 versus 85

Chris.....I've been informed by my neighbours of the application from Upcountry Estates, regarding re-zoning to allow for an increase in housing density from 34-85 units. This is an enormous jump in numbers; think of the impact on the neighbourhood, the traffic increases , etc. I want to voice my opposition to this proposal...hopefully it will not get approval.

Geraldine Philpott.

The above address is valid till mid-September..

After that , gphilpott@cogeco.ca

Bell, Chris

From: Monika Harte-Maxwell |
Sent: Sunday, August 30, 2009 7:00 PM
To: Bell, Chris
Subject: Re: 32 Buttercup Cres Inquiry & lands behind 32 buttercup

Chris,

I have been talking to a couple of my neighbours and they informed me that they got something in the mail about the proposal to amend the zoning. I have not recieved anything to date in the mail. Who do I talk to to ensure I get a package mailed out to me. I live at 32 Buttercup. Also, I took another peek at the posted sign and a small key plan/map and it looks like the entire site behind my house will be townhouses and no single detached? Is that the case?

Again, I am displeased that this sign to increase the density did not go up until **AFTER** all the houses on this street where sold and people moved in. Prior to purchasing this house I contacted the city and was told that the area was zoned for mix of single detached and townhouses, and now according to the map posted on Spring Creek its all townhouses. I'm contacting a real estate expert to see what that will do to the value of my home. There is a huge difference having more single detached homes in our back yard (meaning each house would probably end up having another home backing on to their backyard, with the density depicted on the sign on Spring Creek, most of the homes will end up having 3 to 4 neighbours in the back!) This move by the developer is underhanded and sickening! Knowing what I just found out these past few days, I would not have purchased this home, as I'm sure many of my neighbours too, as after talking to only 4 of our neighbours they were under the same impression as I, that it would be a mix of single detached and townhouses, so that it wouldn't be a continuous wall of townhouses across our back yards! Again, the developer's move seems **sneaky** and **underhanded** and not up-front as your comment states! If it was upfront the city of Hamilton would have relayed that information to me when I contacted them back in **June** prior to submitting an offer on this property!

I would appreciate if you could provide me with a name and contact information to who I may write a formal complaint and displeasure in regards to this matter.

Sincerely,

Monika Harte-Maxwell
B.A.S., M.Arch..

Bell, Chris

From: Sarah Munro
Sent: Tuesday, September 01, 2009 12:26 PM
To: McCarthy, Margaret
Cc: Bell, Chris
Subject: Upcountry Estates - By-law request

August 29, 2009

To: Margaret McCarthy
CC: Chris Bell

In 2001 the Ontario Provincial Government made a clear commitment to the principles of SMART GROWTH PLANNING by creating a Smart Growth Secretariat. This organisation has three objectives: to promote economic growth and development, to build strong healthy communities and to protect the environment.

The proposed changes to the Upcountry Estates, file # NO OPA-09-077 & ZAC-09-030 is inconsistent with the Province of Ontario's principles of "Smart Growth Planning".

Land use planning means managing our lands and resources. It helps each community set goals for how it will develop and grow. It helps communities work out ways of reaching those goals while keeping important social, economic and environmental concerns in mind.

According to the Provincial Policy Statement 2008, land use planning policies in the Provincial Policy Statements help make sure that: Communities grow efficiently and in a way that respects the environment by wisely using the resources and land. As well as that the province's resources, such as its agricultural lands, wetlands, woodlands and water supply, are protected.

The proposed changes to the bylaw that currently limits of 35 townhouse units to increase to 85 will not be in accordance with the Provincial Policy. An increase in this number of units will increase vehicle as well as pedestrian traffic in this area. It will put undo stress onto the current roadways, sewer systems, water supply, emergency services and educational resources. Also with this proposed increase of townhouse units, the number of vehicles will increase tremendously therefore increasing the amount of car emissions, pollution which in turn will create, and increase the "greenhouse effect" that is the primary cause of global warming (Pim & Ormoy 2002).

There is nothing on the part of the developers that illustrates that they have considered the natural heritage: the land, water, habitats and ecosystems found in this particular area. This also includes neighbouring surveys that this development will be bordering on. The negative impact of the Upcountry Estates development has already been felt by the neighbouring community at 222 Fellowes Cres. as the drainage ditch area over flowed allowing a large amount of excess water and silt from their first stages of development into the backyards, over flowing the storm sewers and flooding the backyards of a number of townhouse units in this complex. See documented photos of this effect included in this letter.

There has been no attempt by the developer to consider the biodiversity of the area. This includes the variability of habitats, biological communities and ecological process existing in this given area. Also this area, is the on edge of land that has been declared greenbelt located on the escarpment and this particular area is officially declared protected countryside by the Ontario Government (greenbelt plan 2005 <http://www.mah.gov.on.ca/Asset1293.aspx>).

The application by Upcountry Estates to almost triple the development of this area should be rejected because it does not include considerations for: the natural heritage area, the permeability of the area, the increase of greenhouse gases resulting in the increase in the number of cars, the sewer system, the water system, the education system or the natural environment within the town of Waterdown, or the consideration and inconveniences to the neighbouring homes.

This application of intensification to increase the higher density of housing should be rejected because the developer does not base his proposal on the Smart Growth Planning principles set by the Ontario Ministry of Municipal Affairs and Housing in their document Land Use Planning 2009.

Finally, I wonder and have to ask: What do the citizens of Waterdown get if this application is approved? What do the immediate neighbours get if this change in the bylaw is approved? Will a precedent be set that will impact all future development in Waterdown? What other by-law will this developer try to alter (height restrictions or lot sizes)?

10/15/2009

RECEIVED SEP 24 2009

Mr. Dave Cook and Mrs. Ashley Cook
67 Buttercup Crescent
Waterdown, Ontario
L0R 2H8

September 12, 2009

File No: OPA-09-007 and ZAC-09-030

Re: Applications for an Official Plan Amendment and Zoning By-law Amendment from Upcountry Estates Ltd., for lands located on Parkside Drive, Flamborough

Chris Bell, Senior Planner, 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. Bell:

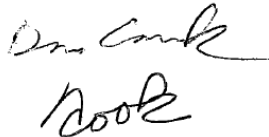
We hereby advise that we object to the proposed Official Plan Amendment and Zoning By-law Amendment from Upcountry Estates Ltd., for lands located on Parkside Drive, Flamborough.

Our objections are that the proposed Amendments:

- a) are contrary to critical information provided at the time of our purchase in the Upcountry Estates subdivision, Springcreek, specifically limiting the total unit yield on the subject property to 34 units.
- b) will lead to permanently depressed property values within Springcreek and other adjacent communities.
- c) An increase of almost triple the amount of permitted units will adversely affect the noise level in the community.
- d) An increase of almost triple the amount of permitted units will adversely affect the traffic level in the community.
- e) The proposed amendments would certainly benefit Upcountry Estates Ltd., a non-local corporate entity, while adversely affecting Hamilton property owners/taxpayers, the local community, and the general Waterdown aesthetic.

We hope that you will seriously consider our objections in this matter, and we look forward to attending any relevant public meeting to be held by the Economic Development and Planning Committee of City Council.

Sincerely,



Dave Cook and Ashley Cook

Mr. Casey Altorf and Ms. Catherine Ruston
52 Buttercup Crescent
Waterdown, Ontario
L0R 2H8

September 27, 2009

RECEIVED SEP 30 2009

File No: ZAC-09-030

Re: Application for a Zoning By-law Amendment from Upcountry Estates Ltd., for lands located on Parkside Drive, Flamborough

Chris Bell, Senior Planner, 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. Bell:

We hereby advise that we object to the proposed Zoning By-law Amendment from Upcountry Estates Ltd., for lands located on Parkside Drive, Flamborough.

Our objections are that the proposed Amendment:

- a) is contrary to critical information provided at the time of our purchase in the Upcountry Estates subdivision, Springcreek, specifically limiting the total unit yield on the subject property to 34 units.
- b) will lead to permanently depressed property values within Springcreek and other adjacent communities.
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- e) The proposed amendment would certainly benefit Upcountry Estates Ltd., a non-local corporate entity, while adversely affecting Hamilton property owners/taxpayers, the local community, and the general Waterdown aesthetic.

We hope that you will seriously consider our objections in this matter, and we look forward to attending any relevant public meeting to be held by the Economic Development and Planning Committee of City Council.

Sincerely,



Catherine Ruston

Casey Altorf and Catherine Ruston

Bell, Chris

From: Steve Oliver [
Sent: Friday, October 09, 2009 10:56 AM
To: Bell, Chris
Cc: Jason Fudge; Sean MacCarthy; Greg Buitter; Rick Breznik; Judi Partridge
Subject: Objection to Zoning By-Law Amendment Application (File No. ZAC-09-030)

Dear Mr. Bell,

Thank you for the letter you distributed to our neighbourhood dated September 18, 2009 entitled,

REVISED -Preliminary Circulation for Zoning By-Law Amendment from Upcountry Estates Ltd., for lands located on Parkside Drive, Flamborough.

I wish to express my objection to the rezoning of the land you noted, from 34 units to 85 street townhouse units.

The primary concern we have is with increased traffic and parking pressure that the homes from addresses 203 to 229 Fellowes (north side of Fellowes), 220 to 208, as well as the homes on Laurendale, from Fellowes Cres., to Boulding Ave., will have to absorb.

What is unique about this neighbourhood, relative to the RJ-30 lands that the City wishes to rezone, is that Fellowes Cres., is the only easterly exit point for this parcel of land. As you are aware, all retail shopping and services exist to the east. Fellowes Cres., will be the shortest distance to travel to the retail areas for the majority of residents who will live in these townhomes that you propose. Fellowes Cres., will become the highest density vehicle traffic street for the RJ-30 townhome residents.

Another issue is that there is already a severe lack of street parking in our neighbourhood and the new townhomes will put more pressure on this parking capacity issue. We already have a parking bylaw that requires alternate side of the street parking during the month, due to the high use of street parking already demanded. We flip from having 11 spaces to only having 8 spaces during each half of the month. The owners and visitors of vehicles from the townhouses at 222 Fellowes often take up several of our parking spaces and we expect that your proposed new townhouse subdivision will also have inadequate parking available, and that they will seek the parking spaces available in front of our homes as an alternative. We don't see this as fair, as we also have guests from time to time, who need parking, and it is also unsightly and unsafe to have so many cars parking along the street on a constant basis. The parked vehicles create blind spots for other vehicles to navigate when driving the area.

All of these issues together; the lack of parking spaces and the increased traffic flows, will also make it less safe for the children who play and the adults who walk and bicycle along our street.

Lastly, I was confused as to what the requested deadline was for my comments. I noted the date of Oct 9, in your letter, but now I see you wanted comments before Oct 9 which confused me as I thought Oct 9 was the deadline. I had always been intending to send my comments on Oct 9th.

Please accept these comments for your published report.

Regards,

Steve Oliver
215 Fellowes Cres.,
Waterdown, ON L0R 2H3

10/15/2009

Bell, Chris

From: Sean & Julie MacCarthy
Sent: Saturday, October 10, 2009 10:26 AM
To: Steve Oliver; Bell, Chris
Cc: Jason Fudge; Greg Buitter; Rick Breznik; Judi Partridge
Subject: Re: Objection to Zoning By-Law Amendment Applicatoin (File No. ZAC-09-030)

Mr. Bell

Please also accept my response as an objection to the proposed rezoning from 34 units to 85 street townhouse units.

I share the same views as Steve Oliver.

I believe the addition of 85 townhomes will be an unsightly addition, disrupting the flow of the neighbourhood. The street flow at the end north end of Fellowes Cres. needs to be planned properly, continuing with what is already existing. This means continuing with detached, at most semi-detached, homes. It is a limited parcel of land and 85 townhome units will be unacceptable in this space.

Regards,

Sean MacCarthy
213 Fellowes Cres
Waterdown On L0R 2H3

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

From: Steve Oliver
To: chris.bell@hamilton.ca
Cc: Jason Fudge ; Sean MacCarthy ; Greg Buitter ; Rick Breznik ; Judi Partridge
Sent: Friday, October 09, 2009 10:55 AM
Subject: Objection to Zoning By-Law Amendment Applicatoin (File No. ZAC-09-030)

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