

Muto, Joe

From: Muto, Joe
Sent: Tuesday, May 15, 2012 1:57 PM
To: 'Chantal'
Subject: RE: 10 Pumpkin Pass Unit 24



Draft_Plan_46.pdf
(585 KB)



Notice Complete
Application - ...

Ted/Chantal:

I have attached the notice of complete application and a copy of the proposed draft plan. No Planning Committee date has been set for these applications. All future notices will be mailed to. To respond to your question, at the time of circulation the Municipal Property Assessment Corporation (MPAC) information provided to the City was dated 2010, and not all of the units at 10 Pumpkin Pass received the notice.

If you have any other questions, please feel free to email or call me.
Joe

~~~~~  
Joe Muto MCIP, RPP  
Senior Planner

City of Hamilton  
71 Main Street West, 5th Floor  
Hamilton, ON L8P 4Y5  
P 905.546.2424 ext. 7859  
F 905.546.4202

Please consider the environment before printing this email.

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

From: Chantal [mailto: [REDACTED]]  
Sent: Tuesday, May 15, 2012 1:08 PM  
To: Muto, Joe  
Cc: Ted Johnson  
Subject: 10 Pumpkin Pass Unit 24

Hello Joe,

It has been brought to our attention via word of mouth that there will be townhomes built directly behind our townhomes at 10 Pumpkin Pass.

However we did not receive any written communication from either our condo board or the City of Hamilton.

We have lived at this address since the beginning of July 2011.

Can you please confirm that as homeowners directly affected by this change we are to be included on the communication of any changes to the original plan of single detached homes?

Can we please receive mailed to our home address written notification of the change to have townhomes directly behind our row?

Thank you.

Home address: 24-10 Pumpkin Pass  
Binbrook, ON L0R 1C0

**Muto, Joe**

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**From:** Muto, Joe  
**Sent:** Monday, May 14, 2012 8:12 AM  
**To:** 'David Ganong'  
**Subject:** RE: Official Plan Amendment

David, thank you for your email. No Planning Committee date has been set for this matter. However, you will be advised of the future meeting. Also, I will formerly address your concern with the proposed development via my planning staff report, which will also be made public closer to the Committee date.  
If you would like to further discuss the proposal or the process, please contact me.  
Joe

~~~~~  
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-----Original Message-----

From: David Ganong [mailto:████████████████████]
Sent: Sunday, May 13, 2012 6:18 PM
To: Muto, Joe
Subject: Official Plan Amendment

Hello,

This email is in reference to file no: OPA-11-016, ZAC-11-065 & 25T-201109 "Notice of Complete Application and Preliminary Circulation for an Official Plan Amendment, Zoning By-law Amendment and for approval of a Draft Plan of Subdivision known as "Binbrook Heights Addition", on lands located at 139 Fall Fair Way, Glanbrook" dated 10 Nov 11.

A Copy of the notice was given to me last week by my neighbours.

After reviewing the plan and discussing with various neighbours I have concerns regarding the proposed changes. I also have concerns that this notice was acquired by my neighbours and given to me by them rather than through official channels.

As it is laid out here I feel the proposed changes will not benefit the community and in fact will lesson the enjoyment if the current residence of their property and community.

When a date and time is set for the public meeting to discuss the issues I would very much like to attend. Please send me notification of the meeting.

Thank you for you time

Sincerely

David Ganong

Muto, Joe

From: Muto, Joe
Sent: Friday, May 11, 2012 11:22 AM
To: 'Zahir B'
Subject: RE: John Robinson Construction - Development behind 10 Pumpkin Pass, Binbrook

Thank you for your email, I will respond to your concerns via my planning staff report. No Planning Committee date has been scheduled for this matter. I also will ensure that your address is on the mailing list.
Joe

~~~~~  
**Joe Muto MCIP, RPP**  
Senior Planner

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

**From:** Zahir B [mailto: [REDACTED]]  
**Sent:** Tuesday, May 08, 2012 7:42 PM  
**To:** Muto, Joe  
**Subject:** Fwd: John Robinson Construction - Development behind 10 Pumpkin Pass, Binbrook

Afternoon Mr. Muto,

My email below is in reference to the follow:

File No: OPA-11-017, ZAC-11-065 & 25T-201109  
Lands located at: 139 Fall Fair Way, Glanbrook. Known as "Binbrook Heights Addition"

Sorry for not including this information in my previous email.

Thank you kindly,  
Zahir Badsha

----- Forwarded message -----

**From:** Zahir B [mailto: [REDACTED]]  
**Date:** Tue, May 8, 2012 at 7:33 PM  
**Subject:** John Robinson Construction - Development behind 10 Pumpkin Pass, Binbrook  
**To:** [joe.muto@hamilton.ca](mailto:joe.muto@hamilton.ca)

Good Afternoon Mr. Muto,

As you are previously aware, John Robinson Construction has requested an amendment to vary the construction of new homes adjacent to the townhouse complex located at 10 Pumpkin Pass in Binbrook. I am a resident of 10 Pumpkin Pass and reside in Unit #28. This issue was brought to my attention by my fellow neighbour, Brad, from Unit #26. I'm told by Brad that you have heard his concerns with the development of the mid-density properties being proposed by John Robinson Construction. I too would like to go on record in stating that my concerns mirror that of my neighbours. Furthermore, it is my understanding that a City of Hamilton **By-Law** stipulates that the city is to send notification of the amendment to all concerned parties within 120 meters of the proposed changes. Please note that as of today, May 8th 2012, I have not yet received notification.

If you have any questions, please do not hesitate to contact me at [REDACTED] or via email at [REDACTED]

Thank you kindly,

Zahir Badsha  
10 Pumpkin Pass  
Unit #28  
Binbrook ON L0R 1C0  
[REDACTED]  
[REDACTED]

**Muto, Joe**

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**From:** Muto, Joe  
**Sent:** Wednesday, May 02, 2012 4:04 PM  
**To:** 'Dorlean Patterson'  
**Subject:** RE: Proposed Plan Amendment - 139 Fall Fair Way, Glanbrook

Dorlean/Brad:

Thank you for your two emails on this matter. Your issues/concerns will be formally responded to via the planning staff report in regards to the proposed applications. No public meeting date has yet been scheduled for these applications. When a meeting date has been established, you will be notified of the meeting.

I have attached the Notice of Complete Application and the proposed draft plan of subdivision for your information. If you have any further questions or concerns, please contact me at directly, and I would be happy to assist.

Joe

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**Joe Muto MCIP, RPP**  
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-----Original Message-----

**From:** Dorlean Patterson [mailto: ]  
**Sent:** Sunday, April 29, 2012 6:39 PM  
**To:** Muto, Joe  
**Subject:** Proposed Plan Amendment - 139 Fall Fair Way, Glanbrook

Hi Joe,

Our names are Brad McIntosh and Dorlean Patterson and we live at 10 Pumpkin Pass unit 26 in Binbrook. We recently saw the sign erected on Fall Fair Way regarding the planned zoning amendment by John Robinson Construction for the above development. According to this amendment there is a proposal to back 2 townhouse units onto our property. According to your sign, notification of this amendment was sent out to all concerned parties within 120 meters of the proposed changes. To date, neither we nor our neighbours have received any such notification even though our properties back onto the proposed properties under consideration. We would appreciate receiving this documentation as well as notification of when the meeting will be held as we plan on attending.

Our concern regarding the proposed amendment is the density issue. When we looked at purchasing our

5/2/2012

property we were told by the Branthaven representative that the lot backing onto ours was too small to develop and would remain "green space". The community site plan clearly shows this and backed up what we were told. Now, not only are we dealing with an amendment to the development, but we are told that the property backing on to ours has been designated for construction of single-family homes since 2007. We realize that the information received from Branthaven is a separate issue that we must take up with them; nonetheless, we are not happy at the thought of having numerous homes backing onto our property and being able to look in to our back windows. An amendment to allow for construction of townhomes will result in 2 backyards backing onto our property (we have a double lot).

This will ultimately decrease the value of our property, has the potential to impede on the enjoyment of our property, and will create a "wall" that we will have to look at on a daily basis. Given the size of the proposed lots, we have to wonder whether these will be two or three story townhomes. At least with singled-family dwellings there is a gap between properties to allow light to filter through. There is also a tenancy issue. As there is no guarantee of the type of neighbour you may have, people who buy single-family homes generally take more care in the appearance of their property and tend to have more respect for their neighbours. Even though we have purchased a townhome, we purchased higher-end for just this reason. We are in the process of retaining a lawyer to represent our interests in this matter.

Here is our contact information:

Brad McIntosh/Dorlean Patterson  
10-26 Pumpkin Pass  
Binbrook, ON  
LOR 1C0  
[REDACTED]

We look forward to hearing from you soon.

Regards,

Dorlean Patterson  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

**Muto, Joe**

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**From:** Muto, Joe  
**Sent:** Tuesday, May 22, 2012 9:04 AM  
**To:** 'Diana Gagliardi'  
**Subject:** RE: 10 Pumpkin Pass, Unit 23

Diana, attached you will find the Notice of Complete Application and the proposed draft plan. If you have any questions, please contact me.  
Joe

~~~~~  
Joe Muto MCIP, RPP

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

From: Diana Gagliardi [REDACTED]
Sent: Friday, May 18, 2012 3:24 PM
To: Muto, Joe
Subject: 10 Pumpkin Pass, Unit 23

Hi Joe,

I did not receive the notification regarding the proposed Plan Amendment for the Binbrook Heights Addition. Please send it to me.

10 Pumpkin Pass, Unit 23
Binbrook, ON L0R 1C0

Thanks,

Diana