

Gwen Whitelaw

209 Gibson Avenue
Hamilton, Ontario L8L 6K2

November 19, 2014

RECEIVED
NOV 25 2014

Mr. Joe Muto
Planning and Economic Development Department
Development Planning, Heritage and Design - East Section
71 Main Street West, 5th Floor, Hamilton, ON L8P 4Y5

RE: Zoning By-law Amendment Application (ZAC-14-036)

Thank you for returning my call today and for extending an opportunity to make comment on the development of 601 Barton Street. As the neighbor who shares the fence line, I have a few concerns and comments.

1. Taxes/property value: how will this zoning change affect these issues?
2. Traffic: my house is old, I can hear all traffic coming and going from the school, how will I be protected from this issue. Heavy equipment causes vibration in my house also, and the retaining wall needs reinforced along the property line.
3. Parking: how will Gibson Avenue parking be protected for residents? How will Hamilton's no-idle law be enforced? Fumes from vehicles that have left their cars idling have built up under my awning creates a health issue in my house. Multi-level parking, is this for residents only?
4. Landscaping/Garbage: where will it be located as it attracts rodents and other unwanted city wild life? People throwing their garbage from their cars builds up against fence line, how will this be managed?
5. Skylight: I have a skylight that an addition on the school will block the sun, which is a big part of my heating, and will eliminate my privacy unless this is the garden area that was previously mentioned?
6. Bell Canada: Bell was supposed to move their line phone line from their abatement in my backyard to a front line on Barton Street into the school in the fall of 2014, this has not yet been done. Due to Bell Canada leaving my gate open I have had thefts, and my security has been compromised. Due to this I have to lock my gate, which restricts their access; therefore, what is being done to have phone lines into the units?

As mentioned in our telephone call, I would like a developer to come and see why there are issues on this side of the fence. I hope as a good neighbor you will consider this invite.

Sincerely,



Gwen Whitelaw, Area Resident

RECEIVED
NOV 25 2014

226 Gibson Avenue
Hamilton, ON, L8L 6K1
November 24th 2014

Dear Mr. Joe Muto,

I would like to take this opportunity to make a few comments on the proposed plan to amend the Zoning By-Law in regards to the lands at 601 Barton Street East in Hamilton (File # ZAC-14-036), the former Gibson School, in accordance with the Planing Act. I am strongly opposed to the idea of changing the current residential zoning to a modified residential zone. In the letter I received about this matter it does not mention the construction of a one-hundred and two space parking structure, the six townhouses on Birch Avenue or increasing the building's height to five and one half storeys. I was only made aware of these items when I saw the large sign on the Barton Street doors of the old school today – after fighting my way up the deep snow that had not been shoveled off the sidewalk to read it.

The sign indicated only nine not ninety-two units would be built. If your letter's number of ninety-two is incorrect, then why do they need one-hundred and two parking spaces in a two and half storey building? I believe that our neighborhood is already densely populated via illegal storefront apartments and illegal duplexed and triplexed single family homes. Modifying the zoning by-law to add ninety-two more units plus, would serve to degrade the quality of life in the area.

The increase of height of the school will decrease the sunlight and airflow as well as alter the wind patterns in the neighbourhood. It will greatly reduce the breezes and increase the cooling costs in the summer and make the street darker due to longer shadows cast. The homes closest to the structure will have reduced privacy as now even their backyards will be easily viewed in as well as their front windows.

The building is one-hundred years old and I wonder if the footprint of the original structure can take the weight of the additional construction and the contents of ninety-two dwelling units. The water table in the area is also very high here and may pose problems to the neighbours. I am also concerned about the area's infrastructure; the water pressure is not great as it is and this additional demand will only reduce it more. The smell of raw sewage is now very apparent at the corner of Barton & Birch and placing more demand on it may cause future problems.

Parking has always been a problem on Gibson Avenue since we first moved here in 1978. We tried alternate side parking, parking on time limits, permit parking and finally installed a parking pad in front of our home twenty-three years ago. Today I still come home from work and it is not usual to find a strange car parked there or one parked across the driveway lip. Others just park two cars in a one car pad and across the driveway lip or simply park on the grass in their front or side yards. So, I do not believe that the parking structure will allow enough space for visitor parking for these new dwellings.

Furthermore, the commercial space and live-work units along Barton Street will mean the footprint of the building will encroach on the area set aside for the new bus shelter. We have been hoping for a shelter to be built for a long time as the traffic flow at this intersection is always very busy and waiting for a bus here is usually very messy in inclement weather. Hopefully this shelter and bus stop will not be compromised by these new units.

The increase in traffic noise, light and air pollution from the automobiles due to new businesses and parking structure will greatly affect our quiet life here. There are many school aged children who live and play on Gibson Avenue. Sooner or later all these new cars are only going to be a source of harm to them. It is already difficult to safely cross at the corner of Barton & Gibson now. The increase of traffic from commercial and new residential trucks and cars will only exacerbate the problem. The Barton bus is typically overcrowded with commuters everyday and in the morning it is not unusual for full buses to pass right by the Barton & Birch stop. Unless larger or more frequently run buses are employed on this route, I do not see that increasing the ridership from these new units will bring will make this problem improve.

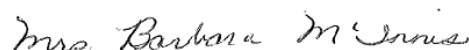
The loss of the dozen or so mature trees that formally stood along Birch Avenue and Barton Street was bad enough, but to lose more of the greenspace to townhouse construction and building expansion is also something not to be looked forward to.

The two years of dirt and noise from the construction itself, the parking congestion and danger that results from trucks parking on the street and sidewalks will make it difficult for parents of young children to navigate their way to local schools, bus stops and businesses.

This area's homeowners take pride in their property and homes and do their best to improve the streetscape and friendly atmosphere. They tolerate the noise from the local industry, transportation (trains, buses, Darts, taxis and cars) and the pollution they create. They even put up with prostitution and drug usage and their cast off condoms and needles on our streets and alleyways in our neighbourhood.

I do not believe that we can afford to turn a blind eye the increased density to our neighbourhood this amendment to the zone by-law would create. We realize that this building needs to be put back to use, but for the reasons expressed I question the size of this proposal and wonder why the senior residence and school usage was turned down based on lack of parking spaces and yet this larger density use is being allowed to change the zoning.

Respectfully yours,



Mrs. Barbara Mc Innis