

Delia. I met with Brenda Johnson yesterday and she suggested I contact you. I missed the deadline for including myself in the notification and I wish to stay informed as we have several properties in this area. I do not plan on filing an object but wish to stay informed. Please put me on your notification list. Thank you.

TAG MANAGEMENT
Trevor J. Maddern RCM
President
1-5510 Mainway
Burlington On. L7L6C4

Dear Delia

Please note that I am **opposed** to the official plan amendment and zoning by-law amendment for lands located at 2605 Binbrook Road, Binbrook.

We do not need another three story building in this town. We also don't need more commercial space, there are available spaces to be leased or bought vacant now.

Please remove my personal information.

Thank you,
Timothy Smith

Please be advised that I am vehemently opposing the Official Plan Amendment and Zoning By-law Amendment for 2605 Binbrook Road. The area is busy enough without having more residential and commercial space built. We have enough pharmacies, nail care salons, hairdressers and dentist in the town of Binbrook already, what other commercial businesses would open up there? There is still commercial space not even rented in the Freshco plaza, don't allow more building to occur.

Please remove my personal information from the Hamilton website.

Robin Smith

From: JOHN PENNER
Sent: August-12-15 9:56 AM
To: Johnson, Brenda
Subject: zone by-law change

Hi Brenda I have a question in regards to the proprossed changes that Bruce Robinson is proposing for the property at 2605 Binbrook Rd. This property is right across the street from our property. We find that the traffic coming out of Southbrook Rd is hazardous at times since Binbrook Rd has become busier people need to take chances in exiting Southbrook Rd causing near misses as well as a lot of horn honking. Since we are on the corner it also makes it difficult for us and parents exiting our property after picking up their children difficult. My concern that if an apartment building is allowed on that corner as proposed this will greatly increase that traffic flow and dangers associated with that. I was under the impression originally that some type of medium to high density units were going to be placed closer to the Fletcher's Rd area of the development of this area not on the East side of Hwy 56. This is very bad placement for something like this. You have been an amazing councillor for our ward and been extremely helpful with some issues we have had in the past with maintenance of the property between us and Southbrook but the increased traffic with this proposal is very unnerving to us and those who will be exiting our driveway at the peak times of the day when traffic is the busiest on Binbrook Rd as people are going and coming home from work

June Penner

John Penner

To whom it may concern I live in the area of the planned development of the JohnBruce Robinson project . It seems like a poor decision to erect a three story building among all our homes . The building will not blend in and the addition of traffic to this area will burden all . We all have an expectation of some privacy which will be lost with a structure of this height . Our rural setting will definitely be lost and we will all feel like we are back in the city .

I really hope someone from planning department actually visits the area to see what harm will come of this project . We are all asking that you do not return us to the city with a three story building overlooking over us . Respectfully. Jim White. 24 Wills Cres . Binbrook
Sent from my iPad

RECEIVED

AUG 05 2015

Doug Robb

54-34 Southbrook Dr

Binbrook ON L0R 1C0

July 30, 2015

Delia McPhail City of Hamilton Planning Dept

Heritage and Design – Rural Team

Reference #UHOPA-15-019 and ZAC-15-038

Dear Delia,

In regard to our telephone conversation of July 30, 2015 about the above referenced project at 2605 Binbrook Rd., I am enclosing my concerns.

First- I do not believe that 63 parking spaces will be sufficient for this sight, since 54 are required under the old Glanbrook by-laws for the residential units, which leaves only 9 for the seven (7) commercial units. Two customers visiting each business would demand at least 14 parking places, in addition to owner and employee parking, demanding at least another 7-10. The result; this property needs at least another 14 parking spaces.

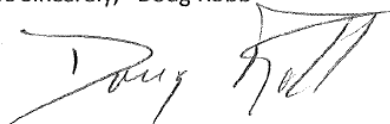
Second- the location of the parking is excellent for the residential units, being behind the building. However, the rear parking will not benefit the commercial units, as people will want to park in front of the building for convenience sake, since the storefronts are located directly on Binbrook Road and Southbrook Drive. The foreseeable result is that people will park on those two streets, causing traffic congestion as well as dangerous situation for adults and children crossing the road.

Third- the suggestion by the developer that there will only be 29 new vehicles in the morning and 43 in the afternoon is misleading, as this is Binbrook, the only way to get around is by automobile or walk. There is no public transit, distances to employment are great and the off chance that individuals will car pool regularly because they work near each other is remote at best and stretches the imagination at the least.

Fourth- in summary, this lack of reasonable parking will result in increased traffic, customers and occupants parking on the street. This will offend the current residents and create a need for major parking restrictions which are currently unnecessary and unwanted.

My suggestion would be that the number of residential units needs to be reduced.

Yours Sincerely, Doug Robb

A handwritten signature in black ink, appearing to read "Doug Robb", with a stylized flourish at the end.