6.1 January 23, 2017 Meeting with Neighbours

A meeting was held with neighbours located on Oldoakes Place to provide preliminary information and facilitate discussion between the developer and the home owners prior to the mandatory Open House. The intent was to be proactive about understanding the concerns of directly abutting neighbours who could potentially be directly impacted by the proposed development. The following is a summary of the discussion from this meeting:

<table>
<thead>
<tr>
<th>RESIDENT COMMENTS</th>
<th>APPLICANT’S RESPONSES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Negative perception of the landowner as it appears that tree removal was done to</td>
<td>Applicant explained that the tree cutting occurred prior to their interest in the</td>
</tr>
<tr>
<td>facilitate the proposed development.</td>
<td>property.</td>
</tr>
<tr>
<td>Drainage of the property at the Southcote corner. Water tends to sit on the property in that location</td>
<td>This will be addressed through the development of the site.</td>
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<tr>
<td>Would like to see rear elevation and cross-sections of Hospitality and Wellness Suite, and Lifestyle Apartment buildings to understand what it will look like, proposed height, and proximity to the rear yards.</td>
<td>Additional cross-sections and models provided with the resubmission.</td>
</tr>
<tr>
<td>Construction details:</td>
<td>Applicant stated that:</td>
</tr>
<tr>
<td>- Is blasting required?</td>
<td>- Geo-tech work has been completed and no blasting will be required.</td>
</tr>
<tr>
<td>- Machines on weekends?</td>
<td>- Will work with the neighbours once the project is at construction phase and will work within the times permitted by City of Hamilton by-laws</td>
</tr>
<tr>
<td>Fencing:</td>
<td>It is possible to not put a fence along the south property line. Decorative fencing at street lines is highly likely and will be determined at detail site plan stage.</td>
</tr>
<tr>
<td>- Neighbours do not want a fence along their rear yards as it will impact the existing vegetation and fencing already exists.</td>
<td></td>
</tr>
<tr>
<td>- Has consideration been given to decorative fencing at street lines.</td>
<td></td>
</tr>
<tr>
<td>Garbage storage location.</td>
<td>Garbage storage will be interior to the building</td>
</tr>
</tbody>
</table>

| Impacts to the existing vegetation and amount that will be retained.               | Adjustments have been made to the building footprint to allow for the retention of more of the existing vegetation. |
| Requested removal of retaining wall at Southcote Road and Golf Links Road intersection. | The applicant stated their desire to have the wall removed as well.                     |
| Traffic concerns at intersection, and pedestrian safety.                          |                                                                                       |
### Traffic
- Study must include Onondaga & Golf Links, and Tomahawk & McNiven
- Difficult to cross Onondaga Drive at Golf Links Road.
- Add to an existing problem
- Development will hugely increase traffic
- Additional traffic lights should be considered, including at Onondaga and Golf Links, edge of Golf Links
- Do not want roundabouts
- Increase traffic noise
- Why this location given its high traffic issues
- Pedestrian safety

### Noise
- Consideration be given to barriers at rear to reduce traffic noise
- Consideration to planting new trees on the north side of Golf Links to help reduce noise
- Emergency services
- Snow clearance
- Delivery trucks, employees, service vehicles, possibly extra ambulance

### Design Details
- Site Lighting spilling onto their property and into bedrooms
- Windows be removed along the south property line
- Barrier wall along north side of Golf Links from Southcote to Onondaga
- Landscaping can mitigate a lot of the concerns
- Height

### Height
- Can building conform to the neighbourhood heights of 2 storeys

### Construction
- Dust control
- Operation times
- Start and completion dates

### Other
- Smells from cafeteria
- Property values
- Pollution including from signage and facility lights
- Current property ownership
- Why develop in this location
- Residents beyond 120m will also be impacted
Dear Melanie,

I am writing with regard to the Official Plan Amendment Application (UHOPA-17-002) and the Zoning By-law Amendment Application (ZAC-17-002) for lands located at 558 Golf Links Rd., Ancaster, Ward (12).

I must express my concern and objection to this proposal. While I am not adverse to progress and development, I feel that the proposed changes are unreasonable for the area. Of great concern to me would be the increased traffic congestion which has already reached extreme levels, in my opinion, with the development that has already happened in the surrounding area. From my understanding of the information sent, this traffic would not be just high density residential traffic but would include delivery and service vehicles, workers coming and going and a very probable increase in the number of emergency vehicles.

While the environs have spent some time adjusting to the very dramatic change caused by the removal of the wood lot on this property, I can only imagine what impact this institutional facility will have on the neighbourhood in terms of pollution (of all types) and loss of green space.

I strongly object to any changes which would allow a development of such magnitude, which would, in my opinion, have a much greater negative impact than any possible benefit could outweigh.

While I have included my name and address so that you can be assured this letter has been submitted by a long time, concerned Ancaster resident, I do not wish any of my personal information to be made public.

Sincerely,
Melanie Schneider; I have received notice from the City regarding the request by Shannex Ontario for amendments regarding 558 Golf Links Road. Our property at 558 Golf Links backs on to Golf Links just east of Southcote Road so I would be affected to any development at that address. While the facility is a noble one the ability to support that size of development has me concerned regarding traffic on McNiven, Southcote and Golf Links which now sees back ups getting in and out of the Meadowlands currently. With staff, residents vehicles and all the support cars and trucks plus visitors can the roads sustain that increase of vehicles. I am seeing only a single entry and exit on the proposed development and I feel this is a major problem. Wondering if any traffic studies have been done by the developer and what have they found? I have no problem with this document going on your website, however my e-mail address and phone number should remain private. Thank You.
Good morning,

Thank you for taking the time to speak with me this morning. I apologize if I came across as concerned and needing answers, but we are very concerned about the direct impact this development would have on our family.

I wish to have my personal information REMOVED from the communication, as I am feeling very uncomfortable with the size of the development / company and any personal pressure that could possibly be associated with perceived barriers to this development.

Concerns regarding the development at 558 Golf Links Rd, Ancaster:

Traffic
- the lights at Golf Links Rd and Southcote Rd are extremely busy, especially in the mornings and the evenings between 4-6pm, this development will have almost 400 units and 263 parking spaces - that will be a huge influx of traffic to this area
- there was recently an upgrade to include an advanced green at the lights to aid in this congestion, but most of the back up occurs on Golf Links itself, backed up constantly directly in front of where one of the driveways to this multi-level, multi-unit complex so putting this driveway seemingly very close to the light or anywhere along that area would make a significant impact
- the other driveway appears to be almost directly across the street from the residential homes on Southcote Rd
- this strip of Southcote is also very busy and having people trying to access a driveway (again) so close to the lights will cause greater congestion and poor access to our homes
- have to assume an increased traffic and noise concern from the long-term construction that would have to happen, and the increased frequency for this demographic to require EMT services (sirens)

Traffic and Schools / for Families:
- in this neighbourhood, children may attend Rousseau Public School on McNiven
- requires crossing at the already busy lights at Golf Links and Southcote Rd with no crossing guard
- we have HUGE concerns regarding the safety of our children and other school aged children in the area already, and to add this size of complex and traffic with out considering this is not doing the due diligence necessary
MPAC assessment and house values:
- recent MPAC assessment completed for all homes in the City, this was based on a mature, residential area that our homes are located in
- a complex of this size changes the dynamic of the neighbourhood, changes the type of people who would want to live across the street from this, and the value of our homes
- for our family, our home is our biggest asset and having the value change due to developments like this is DIRECTLY impacting the livelihood and future of our family
- will there be another MPAC assessment to decrease the values of our homes, therefore decreasing the municipal taxes collected that is determined by potentially false characteristics of the neighbourhood
- when we moved into our home, the co-owner of the property informed us that the property was left in the McNiven trust to NOT be developed, but if we had known that any new owner could just apply for a institutional zoning change we never would have moved into Ancaster, we did because of the mature lots, the residential neighbourhoods, and the community feel - all of which will be drastically impacted by this development
- we will now be directly facing a 3 story apartment complex instead of a green space with mature trees

Concerns with sale / ethics of the lot itself:
- we lived here when the former co-owner ILLEGALLY cut down the wood lot / heritage trees on 558 Golflinks
- because of this illegal act, it appears that he was able to sell the property with the possibility of development NOW THAT THE WOOD LOT IS DECIMATED
- this seems wrong on so many levels, but for the city to turn a blind eye to the fact that it was designated part of the natural heritage system, and to use this illegal act to allow a zoning change indicates that the city supports/ignores these illegal acts if the financial gains are significant enough
- the remaining old growth trees should be protected, and replanting a new tree does not even come close to replacing the vegetation that is left
Our Comments on above development plans:

We are not in favour of any changes large or small to our immediate neighbourhood.

We think such a development will cause great traffic congestion and use in our neighbourhood.

We think that the green space that the development will destroy is a necessary natural buffer to Hwy. 403.

We believe that the best use of these lands would be for conservation or parkland.

We fear that the proximity of this development will negatively impact the value of all properties in the neighbourhood.

A commercial enterprise that is proposed is completely unnecessary and inappropriate in our neighbourhood.

We have lived in this house and neighbourhood for close to forty years happily and would definitely consider moving out should this development be successful.

David and Anne Dowson
11 McNiven Road
Ancaster, Ontario
L9G 3T3

905 648-1531
Appendix "E" to PED17226
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Schneider, Melanie

From: Louise Lachowskyj <louiselachowskyj@gmail.com>
Sent: January-27-17 11:31 AM
To: Schneider, Melanie
Subject: Re: Public Input for 558 Golf Links Road, Ancaster UHOPA-17-002 & ZAC-17-002

, Thank you Melanie,
Please find the body of my letter below, and yes I would like to receive correspondence /circulation information.

To whom it may concern;

I am responding to a notice regarding zoning changes and development of lands at 588 Golf Links Rd., Ancaster ON, Ward 12.

In todays growing seniors population and shortage of LTC beds, it is understandable that we will and should see the development of available resources for our seniors. My stand on the development of these resources is not against the development but this particular proposal in the location brings forth numerous concerns that needs to be considered and addressed prior to the stamp of approval.

Having lived in the proximity of said development for over 25 years, we have seen the development of the area go from a dirt/gravel road (Golf links Rd) to an extremely busy and at most times a congested standstill of traffic. I will informally list some of my concerns below,

- Excessive traffic currently, additional traffic will be gridlocking (Staff, residents, visitors and service vehicles)
- Service/Delivery vehicles for the facilities, travelling south on McNiven through a school zone that has already had to lower its speed limit to 40km/hr., If not this route, more traffic directed through the Super Centre development which again is already extremely congested.
- Entrance and exists onto these streets at this location is going increase and cause more traffic accidents,

Thank you,

Louise Lachowskyj
louiselachowskyj@gmail.com