June 7, 2013

Danielle Fama
City of Hamilton
Planning and Economic Development Department
Development Planning, Heritage and Design – East Section
71 Main Street West, 5th Floor, Hamilton ON L8P 4T5

Re: Official Plan Amendment Application (File OPA-13-001) and Zoning By-Law Amendment Application (File No. ZAC-13-007), 100 Cumberland Avenue

Dear Ms. Fama:

We the undersigned have received the Notice of Application for the above file numbers and would like to address our concerns on record. For expediency and reference the concerns will be listed by number.

1) Does the proposed rezoning and accompanying construction include the property currently known as Lifesaver Park?

2) Will the 65 Unit Complex be available for purchase or as rental units?

3) Is the rezoning directly tied to the current plan as laid out or will the Builder have leeway to change the plan after the zoning has been changed?

4) Will the city and or the builder perform environmental testing prior to the application being approved?

5) Will a study of the sewage and water infrastructure in the area be conducted to determine if the current system is capable of sustaining the new additions?

6) Will traffic calming measures be put in place to protect the safety of the residents and children already living in the area?

7) Will the Builder agree to provide a signed contract to the surrounding residents agreeing to a specific completion date with a compensation package for any extensions and additional inconvenience that the extension may cause? And will the builder also compensate the residents for the loss of enjoyment of our nearby properties from noise, air and debris pollution?

8) Will the Builder agree to compensate the surrounding home owners for any reduction of property value directly caused by the addition of the Complex and its subsequent maintenance and use?

9) Parking in the area is already an issue. Will the city ensure that the Builder and/or the Unit Residents do not further contribute to the problem?

10) Further to Concern #9, will the Builder expropriate the street side parking on Cumberland for the duration of the project or for additional Unit parking afterward?

11) Will the building materials and equipment be contained within the property perimeter or will the Builder infringe on surrounding area (i.e. the adjacent park)?

12) The CP railway runs very close to the property. The trains idle daily in the area creating air and noise pollution. Is the builder aware that this will reduce the desirability of any units in that area and if so does the builder plan to sell or rent at a reduced price?

13) If the Units are rentals, can the residents expect that the City will remove all illegal apartments in the area to balance the rental properties against the single family owned homes?

14) There is another site located on Charleton which is proposing the building of Condominiums. Is there a restriction in the number of units being built at any one time in any one area?

15) Does the building contain any harmful materials that would require specialized removal that could put the neighborhood at risk?

16) Has any part of the building ever been or should be considered historical?

Sincerely,

Steve and Cindy Currie
143 Gladstone Avenue
905-645-4663

Joe & Sandi
109 Gladstone Ave
289 389 2162

Lois E Hughes-Cole
James Cole
111 Gladstone Ave
905-528-7386

Danielle Dingle & Mathew Oleskiw
105 Gladstone Ave Hamilton ON L8M 3H5
905-540-8838

Fama, Danielle

From: Bruno Moos [brunofmoos@gmail.com]
Sent: Sunday, June 09, 2013 8:21 PM
To: Fama, Danielle
Subject: Plan Amendment Application, file number OPA13-001

Late but just an encouragement to go ahead with the approval of the proposed project. Although it is not a very "colourful" design, it is definitely acceptable and will bring quality life into a nice neighbourhood.

Thank you to give us the opportunity to respond to your planning request.

Elyane Grenier
226 Fairleigh Av. S
Hamilton, ON
L8M 2K5

Fama, Danielle

From: Danielle Dingle [danielle.dingle@sympatico.ca]
Sent: Friday, June 07, 2013 8:15 PM
To: Fama, Danielle
Subject: Official Pl,an amendment Application (File OPA-13-001) and Zoning By-Law Amendment Application (File No. ZAC-13-007), 100 Cumberland Ave

June 7, 2013

Danielle Fama
City of Hamilton
Planning and Economic Development Department
Development Planning, Heritage and Design – East Section
71 Main Street West, 5th Floor, Hamilton ON, L8P 4T5

Re: Official Pl,an amendment Application (File OPA-13-001) and Zoning By-Law Amendment Application (File No. ZAC-13-007), 100 Cumberland Ave

Dear Ms. Fama

I wish to express my concern over the proposed zoning change at 100 Cumberland Ave Hamilton ON. I would like to go on record that I oppose the proposed zoning change on the basis that there is not enough information available to residents make an informed decision as of yet.

That being said, I have the following concerns:

<!--[if !supportLists]-->1. <!--[endif]-->The current plans state that condo units are being built. Does the rezoning apply directly to the proposed plan or can the plans change once the residential status is in place?

<!--[if !supportLists]-->2. <!--[endif]-->Limited parking is already a problem. How can we be assured that the population increase of a 5 storey unit will not negatively impact what is already a problem.

<!--[if !supportLists]-->3. <!--[endif]-->Is Lifesaver Park subject to this rezoning?

<!--[if !supportLists]-->4. <!--[endif]-->Will Lifesaver Park be open during construction?

<!--[if !supportLists]-->5. <!--[endif]-->Will traffic calming measures be implemented to protect the safety of the residents and children?

<!--[if !supportLists]-->6. <!--[endif]-->Can the current water and sewage system manage the increase volume created by the new building?

If you would be so kind as to include me on your mail/email list about the above rezoning it would be much appreciated. In the meantime, if you have any questions please do not hesitate to contact me.

Kindest Regards,

Danielle Dingle
105 Gladstone Ave
Hamilton, ON L8M 2H8
905-540-8838

From: Cindy Currie [mailto:cindy.currie@sympatico.ca]
Sent: Monday, June 10, 2013 5:01 PM
To: Ariane Terveld; danielle.dingle@sympatico.ca; jah67@hotmail.com; keith_hopkins_@hotmail.com; spetrie4@cogeco.ca; shelleycox@sympatico.ca; jpaquette21@cogeco.ca; flashback7@hotmail.com; thebinns@sympatico.ca
Cc: Morelli, Bernie
Subject: Lifesavers Rezoning

Looking at the proposed plans with a magnifying glass I have noticed a few items right off the bat that are going to be an issue in the neighbourhood.

1) 22 of the proposed parking spaces will be underground.
2) There will still be an entrance directly across from Gladstone which will create traffic nightmares for the residents and children.
3) The smaller building will be demolished for parking – I have issues with this. The building could have historical significance.
4) The residents of Gladstone and Burris will be losing our view of the escarpment. I can't speak for all of you but that was one of the factors we considered when buying this house. If we are going to be inconvenienced for this building to go in, it really irks me that the new condo owners will take my view without paying me for it.
5) We need to be very vigilant about perusing the drawings and documents. It's not clear on the copies we were provided but in one of the smaller scale drawings, the subject property goes all the way to Sanford.

Did anyone find the name of the builder? I'd like to do a background check on other projects to see what type of corporate mind we are dealing with. I'd love for this corporation to be courteous and cooperative but I'm not holding my breath.

Also, if there are any names of others you have spoken too, can you send them on to me so that everyone can have a copy of the information we receive and or dig up.

Cindy

From: grantleyherbert58@hotmail.com
To: info@hamilton.ca
CC: danielle.farma@hamilton.ca
Subject: 100 Cumberland Avenue
Date: Tue, 28 May 2013 17:31:18 +0000

I am opposing this plan.The reason I am opposing it that the City has done nothing about this low water pressur we are having.Mr.Morelli was suppose to fix it it has not been done and we have low water pressure.With the addition of more resident we would have less water pressure.

Also this land should be use for park space not housing.

There's vacant lots in the City that need this housing not or area that is develop.

Grantley Howell,
39 Cumberland Avenue,Ham.L8m !y6,905-577-0089

-----Original Message-----
From: ejnewman@nfap.ca [mailto:ejnewman@nfap.ca]
Sent: Wednesday, May 15, 2013 1:09 PM
To: Fama, Danielle
Cc: Morelli, Bernie
Subject: Lifesaver lofts

We just received information about the official plan and zoning applications regarding Lifesaver Lofts. As a 37 year resident of Fairleigh Avenue (between Cumberland and Delaware), I personally feel this development is a vast improvement over a deteriorating, half empty industrial building with junk piling up in the yard. My concern is about the parking - 104 spots for 65 units is 1.6 spaces per unit - does this meet standard city planning guidelines for a new building in a residential neighbourhood?

We have a double garage, and driveway space 3 or 4 cars, but many houses around us have no parking and multiple vehicles. Street parking is very tight. As just one example, a neighbour across the street had 2 vehicles and one parking spot when they moved in. A son returned home adding both his car and a work van, meaning 3 vehicles to be parked on the street every night. The van often sits for several days without moving.

This development cannot be allowed to add to the current parking issues in the area.

Joyce Newman
218 Fairleigh Ave. S
Hamilton L8M 2K5

From: Ariane Terveld [aterveld@gmail.com]
Sent: Friday, June 07, 2013 4:36 PM
To: Fama, Danielle
Cc: Morelli, Bernie; cindy.currie@sympatico.ca
Subject: Lifesaver Lofts File #OPA-13-001 & ZAC-13-007

Hi Danielle
Sorry to send this in so late but I wanted to officially present some concerns that the homeowners on Gladstone Avenue have discussed and that I have regarding the proposed Lifesaver Factory Lofts.
First off, I personally think that the Architect has done a great job and that the building itself will be lovely. I wish it wasn't 5 stories high as it obliterates our view of the mountain, which is one of the reasons that we bought downtown, but I understand that the higher it is the more likely that the developer will make a profit on his time and investment.

Here are my concerns and suggestions for workarounds:

- **Close the entrance/exit off Cumberland** across from Gladstone Avenue. Our street has become very dangerous in the past few years, with cars using it as a quick access from Cumberland up to Main and back down again. We have a lot of children in the neighbourhood (20 on Gladstone between Cumberland and Delaware and 2 of which are hearing impaired). If you open up the driveway facing onto Cumberland then we have the potential for an additional 104 cars to rush up and down our street. I feel that using the existing street access on Burris, with a stop sign at Cumberland and Burris, will slow the traffic down.
- If you cannot get everyone to agree to doing this, then I would suggest taking the **East/West stop sign** at Gladstone and Delaware and moving it one block west to Sanford & Delaware. Where the current Stop sign is now there is no clear 4 way stop, as Gladstone jogs to the west a bit as you cross Delaware, and it is very awkward. There have been a few near misses as motorists are not aware of "who's turn it is". This would create a clear 4 way stop at the Sanford and Delaware intersection and increased safety for the bus riders who exit at the Sanford/Delaware stop. It would also work to create a longer wait for northbound/southbound cars trying to cross Delaware and use Gladstone as a "through traffic"street.
- Ultimately I would like to see the Lofts be limited to 4 floors so that they don't completely obstruct the view of the mountain and ruin the look of the neighbourhood.

Thank you for the opportunity to express my concerns.
I am happy that the development of the site is happening and I know, with a little compromise from all parties, that it will be something we can all look forward to being proud of!
--
thx
ariane

"And those who were seen dancing were thought to be insane by those that could not hear the music."
— Friedrich Nietzsche

Re: Lifesaver Lofts
File No: OPA-13-001
File No: ZAC-13-007

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Danielle Fama, City of Hamilton
Planning and Economic Development Department

As "near downtown" residents, we generally support the conversion of unused and/or underused industrial buildings bordering residential areas. By creating more variety in inner city housing choices, we can reduce urban sprawl and the resulting loss of farmland.

Conversions can be an asset to the neighbourhood:

- by visually improving the building and landscape, and turning a property that is currently a negative to potential buyers into an plus.
- by introducing young couples who may not have previously considered "downtown" living to lower city neighbourhoods.
- by providing smaller and more maintainable housing to ageing residents who can no longer manage a house, but want to stay in the area.

We are not opposed to the Lifesaver Lofts Condominium Development, but we want assurances that any development at 100 Cumberland Ave. will be an asset to our neighbourhood:

- The proposal we received for Lifesaver Lofts is for 65 condominium apartments. The Hamilton zoning by-law requires a minimum of 1.25 parking spaces per dwelling unit. Based on the 65 proposed units, a total of 82 parking spaces are required, 65 parking spaces for the 65 dwelling units and 17 parking spaces exclusively for visitor parking. The proposal is for 104 parking spots, 22 underground, 82 surface. In a 100 year old neighbourhood with limited parking and many multi-car households, parking is an issue. Those extra 22 parking spots for condo residents are essential, both for the condo owners and for the existing neighbourhood.
- Project architect Jonathan Weizel's website, under projects, lists "Lifesaver Lofts, 80 units, Hamilton". Is the development plan for 65 apartments? Or is it for 80? Legally, 104 parking spots could support 80 apartments.
- Will the building grow once the new zoning has been achieved? Could more floors be added? This is a neighbourhood of 2½ storey houses on narrow lots. Through landscaping and fencing, most of us have created reasonable privacy in our yards. The proposal presented, with a total of 5 stories across the back of the existing factory building, should maintain that sense of privacy and the character of the neighbourhood. Taller will not.

Is the proposal sent to neighbours what will be actually be built? Or is it simply an idea being presented for the purposes of getting the necessary regulatory changes?

Name	Address	Signature
E. Joyce Newman	218 Fairleigh Ave S	
Don Newman	218 Fairleigh Ave S	
Sandra Madsen	214 Fairleigh Ave. S.	

Re: Lifesaver Lofts
File No: OPA-13-001
File No: ZAC-13-007

Name	Address	Signature
JULIO RAMIREZ	221 FAIRLEIGH AVE. S	
R JOHNSON	25 FAIRLEIGH AVE	
R Hock	65 Fairleigh Cres	
Kim Kippen	230 Fairleigh Ave S.	
Randall Watson	230 Fairleigh Ave. S.	
SARAH DEBOER	234 Fairleigh Ave. S	
Michelle Digout	223 Fairleigh Ave S	
Nick Muth	223 Fairleigh Ave S	
RON ETTY	206 FAIRLEIGH AVE. S.	
LINDA ETTY	206 FAIRLEIGH AVE. S.	
Karen Low	210 Fairleigh Ave S.	
ROBERT LOW	210 Fairleigh Ave S.	
AGNES BOBERSKI	213 Fairleigh Ave. S	
John Gelder	215 Fairleigh Ave. S.	
JEREMY MORROW	213 Fairleigh Ave. S.	
David Mills	222 Fairleigh Ave S.	
Janet Lebeau	222 Fairleigh Ave S	
Kristin Roe	222 Fairleigh Ave S	
JANET RYDING	249 FAIRLEIGH AVE S.	
DON SKARRATT	217 FAIRLEIGH AVE S	
Judith Skarratt	217 Fairleigh Ave S	

Re: Lifesaver Lofts
File No: OPA-13-001
File No: ZAC-13-007

Name	Address	Signature
Rollin King	152 Gladstone Ave	
JC MADORE	214 Fairleigh ave South	
Lesley Cordeiro	186 Fairleigh Ave. S	
Nicole Pereira	180 Fairleigh Ave S.	
Trevor Lee	203 Fairleigh Ave. S.	
David Aylwin	207 Fairleigh Ave S	
Nadine Nock	207 fairleigh	

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Sunday, June 2, 2013 Page 1

Danielle Fama
City of Hamilton
Planning + Economic Development Department
Development Planning, Heritage + Design
- East Section
71 Main Street West, 5th Floor
Hamilton, ON
L8P 4Y5

WITHOUT PREJUDICE

Re - Official Plan amendment
(File # OPA-13-001)

Dear Danielle:

This letter is in regards to our concerns to the building of a 5-storey - 65 unit residential building with 104 parking spaces at 100 Cumberland Avenue - Hamilton - (Ward 3)

Our first concern is in regards to the preservation of the mature trees at the front of the building. In the past, the owner cut some of the mature trees down. The remaining trees will ensure some privacy to the residents adjacent to the building.

The next concern is if this, we hope, will be an adult building. This is a neighbourhood of mature residents. We would prefer that this neighbourhood remain the same.

will these units be purchased & owner occupied or will they be geared to income/market residents? The parking that will be assigned is for 104 spaces. Will some of these spaces be assigned for visitor parking? There are already parking issues on Cumberland & Burris streets. Many of the residents on these streets do not have driveways, therefore causing a parking shortage. Where do you intend to place the large garbage and recycling bins? We do not want these bins placed anywhere at the front of the building causing an eye sore. The garbage bins should be placed inside the loading area of the building. The recycling bins, if placed outside, should be in an enclosed area at the rear of the building.

Will each unit have individual washers & dryers with individual venting for these? When washers & dryers are running and venting to the outside there is a musty odour that comes out into the air.

Is the building going to use the existing City water pressure or will the building have its own pumping system? Our concern is water pressure loss in our home.

Will there be a designated on site superintendants or property managers? Will there be a Board of Directors assigned to this building?

How will the roof top air conditioning units operate to ensure a minimum of noise pollution?

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I would to thank you at this time for addressing my issues in this letter.
I look forward to hearing from you in the near future.

Your truly,

Lonella Sargent Loretta M Sargent
Alvin Goodson A Goodson
Deborah Ramsbottom of 207 Bruce St. Deborah Ramsbottom
Cumberland
Hand Delivered - MONDAY, JUNE 3, 2013

ALSO WHAT IS THE COMPLETION DATE FOR PROJECT.