



February 13, 2018

Environment Hamilton and the Hamilton Naturalists' Club  
22 Wilson Street, Suite 4  
Hamilton, Ontario, L8R 1C5

Adam Lucas  
Planning and Economic Development Department  
Development Planning, Heritage and Design – Urban Team  
71 Main Street West, 5<sup>th</sup> Floor  
Hamilton, ON, L8P 4Y5

Re: 25T-201802; ZAC-18-010

Dear Mr. Lucas,

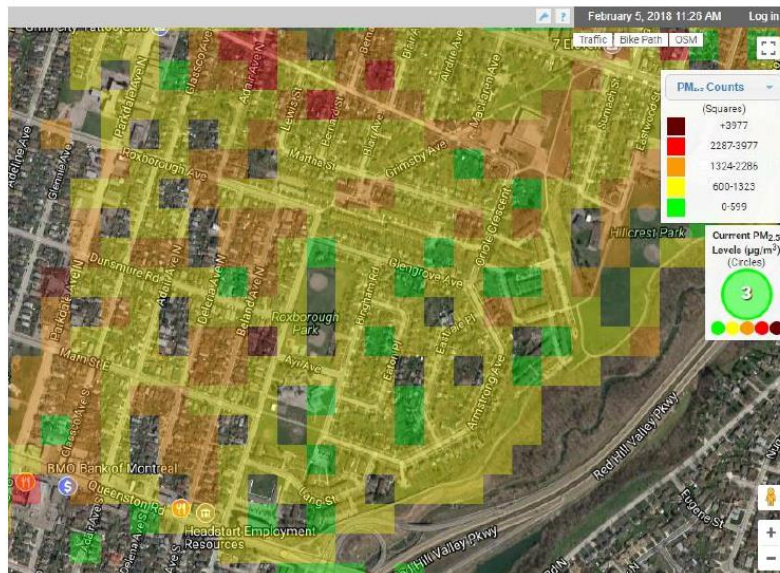
Trees Please is a project of Environment Hamilton and the Hamilton Naturalists' Club studying urban trees in association with neighbourhood air quality data, in order to understand Hamilton's tree canopy and to inform tree planting decision-making. The data is publicly available at <https://www.opentreemap.org/hamilton/map/>. In 2017, Trees Please inventoried 1,093 trees in the McQuesten neighbourhood, 60 of which are located in the proposed development area. This does not represent a comprehensive inventory of all trees affected by this development proposal. Based on our air quality and tree inventory research from the last year, we are writing to suggest a focus on tree planting for this project.

The McQuesten neighbourhood (bounded by Barton Street and Queenston Road, and Parkdale Avenue and the Red Hill Expressway) has a tree canopy coverage of 18.8%, with grass and other vegetation covering 23.7% of the land in the neighbourhood, and the remaining 57.5% representing impermeable surface and buildings. The City of Hamilton has established the goal of achieving an urban tree canopy coverage of 30%. Much of the McQuesten tree canopy is concentrated in the City Housing sectors of the neighbourhood, where mature Norway Maples and Austrian Pines dominate. The area adjacent to the proposed development, bordered by Reid Avenue and Parkdale Avenue, and Roxborough Avenue and Queenston Road, has a much lower tree canopy coverage than the rest of the community (see **Figure 1**).



**Figure 1:** Vegetation index in McQuesten, with proposed development highlighted in blue. City Housing property has some of the greatest tree canopy in the neighbourhood.

Air particulate pollution monitoring occurred throughout the summer of 2017 in the region, conducted by Trees Please staff using hand-held Dylos DC1700 particulate matter sensors. Volunteers could also sign out these monitors to collect local air quality data, providing a broader data set. These monitors detect the levels of particulate matter less than 2.5 microns in diameter (PM2.5). This air particulate matter is a fine dust produced by traffic, industry, and construction. Particulate matter as large as 10 microns in diameter is inhalable and linked to many respiratory and cardiac-related illnesses, whereas PM2.5 is even more concerning as the particles and any attached heavy metals are small enough to enter deeper into the lungs and even bloodstream. Trees are able to capture 50% of PM2.5 while also sequestering carbon, therefore strategic planting is needed to help manage urban air quality and mitigate human health risk.



**Figure 2:** Respirable air particulate matter concentrations throughout the McQuesten neighbourhood.

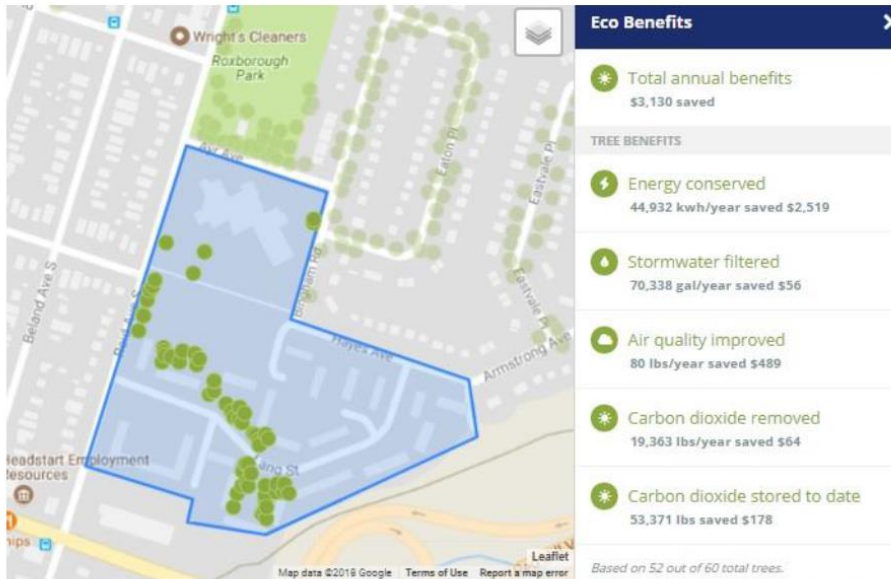


Environment Hamilton and the Hamilton Naturalists' Club strongly recommend that this development plans strategically for the planting of many trees now, with forward plans to maintain these trees to mature fully.

Many of the trees that may be removed in this process are mature Norway Maples, which are non-native and invasive. However, there is a mature Silver Maple (43.234405, -79.786541) with a diameter at breast height of 59 cm. If possible, efforts should be made to preserve this individual, which contributes significant ecosystem services to the area (see **Figure 3**). The 60 trees inventoried in the area are mostly mature specimens providing important ecosystem services (**Figure 4**).



**Figure 3:** Ecosystem services provided by the mature Silver Maple



**Figure 4:** Total ecosystem services provided by the trees inventoried by Trees Please in the proposed development area. This is not a comprehensive study of all the trees in the defined area.

Trees Please is a project of Environment Hamilton and the Hamilton Naturalists' Club, supported by the Ontario Trillium Foundation.





We recommend that a priority be placed on planting large-growing native species in this area. Due to the high count of maple varieties in the neighbourhood, we recommend avoiding planting more maples and instead diversifying the species selection. Bur and Red Oaks especially provide significant benefits to the local ecosystem. The new public road should also be fully lined with large-growing trees.

Thank you for hearing our concerns; we look forward to seeing our suggestions reflected in the plan. We are happy to provide additional information or answer any questions you may have about our work in the McQuesten Neighbourhood.

Sincerely,

Carolyn Zanchetta  
Hamilton Naturalists' Club  
905-549-0900

Juby Lee  
Environment Hamilton

**Lucas, Adam**

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**From:**  
**Sent:** February-14-18 11:39 AM  
**To:** Lucas, Adam  
**Cc:** Office of the Mayor; etaylor35@cogeco.ca; Merulla, Sam; John, Edward; Matthew Van Dongen  
**Subject:** Quote 25T-201802;ZAC-18-010 Roxborough Park Inc. development proposal

To Adam Lucas  
CC SAM Merulla  
Mayor: Fred Eisenberger

I am writing this email to state my concerns regarding the proposed plan development for Area located at 20 Read Ave North, 11-17 and 41 Reid Ave South and 22-116 Lang Street Hamilton Ward 4

I have several concerns regarding the amount of housing being requested by this developer in an area that currently only has 120 units, the proposed 690 units would result in an additional 2400 people in the area.

This amount of people let alone traffic is not healthy in a small area, our area currently has 120 units with an average of 4 people per family total 480 residence

This resulting increase is not what we were promised by councilor Sam Merulla when Roxborough Park School was closed

The impacts on the area would be the following

1) Traffic congestion: we have a quiet neighborhood and introducing this mass build will increase traffic six fold in the area.

2) Unsafe area for children to play: no green space or parks compared to the present back yards that the current town houses have.

3) Damage to the existing bike and hiking paths from the Red hill behind the properties of Lang street

4) Increase in population in the area would also result in increased school population. The city just knocked a school down, where are these additional kids supposed to go?

5) Increased load on existing sewage and water lines in the area which are about 60 years old no updates have been done in the area since the late 70's adding 2400 and more people to the area with these types of residence will burden the existing system, who is paying for this?

6) Current residence of the area were not consulted regarding this proposal nor does it seem that the Ward 4 Councilor who suggested this partnership actually spoke with the people in the affected area. Councilors are supposed to represent all the people of the ward not their own aspiring agendas to leave a mark on the city. I was still of the belief that elected official are supposed to represent the riding they were elected for not a developer.

7) This proposal would displace a lot of seniors in the area who are concerned for where will they go? Who's paying for their move? At a Community meeting comments were made that they may even have to move twice if they want back into the area and have a spot in the new development. Some of these people are pretty old and they don't want to move once let alone twice. What kind of a city do we live in where a developers wishes over rides a seniors right of residence? Some of these people thought they were in there forever homes and do not wish to move.

8) Would any of these proposed houses be senior only accommodations?

9) How does city housing get away with forcing people to leave houses and go back on a wait list? Where are these people suppose to go?

10)Property values in the area: How is this going to affect the current residence that own homes, Which are single dwelling homes near this development? We were promised that the property from the old Rox Park school would be developed to blend in to the existing area. It seems like this proposal is another broken promise from a Politician that we trusted to represent our best interests, for our area. Our councilor does not even attend community meetings in the area and were expected to trust them and the developer to keep their promise on mixed housing and creating and improving the park? Single dwelling homes are getting change to more Townhouses, double townhouses (3 storey building) with no green areas, Back to back, townhouses with no back yards, and 3 apartment buildings. This is over kill.

11)I feel this proposal demonstrates greed and utter ignorance by the city and this development group toward the residence of this area. So many units on small site and total disregard to residence and home owners in the area that will be affected by this increase. The developer and Councilor member will change, and leave the area once they make their profits, but the residence and home owner are stuck with the structures, and aftermath of increase population .

12)There wanting to make the maximum amount of profits in a small space 13 acres proposing so many units It seem this proposal is a greedy scheme by a developer and a Councilor and a band aid fix for a housing shortage which has not been properly investigated

13)The Apartment building size of two 10 Storey building and one 8 storey building on the land that is currently Known as 41 Reid Ave seem like over kill in a small area. The current houses that they will be removing are currently seniors only single dwelling apartments. The proposed building do not replace these senior only accommodations. The area is zone single dwelling houses why can it not stay that way? Why does it have to be changed to accommodate a developer who will just come in make lots of Money and then leave with his millions while the residents of the area have to deal with what's left. This proposal is not taking into account the current residents in the area. Nor this scenery and curb side appeal,

14)Our current Open concept area will become a brick and mortar location with no green space and a walled community.

15)I feel that Squeezing in 690 units in an area which currently only has 120 would result in gangs and is a ghetto style approach of fixing a low income housing shortage and this approach is not welcome in this area This will add to the issue not resolve it . Safety concern will triple. Kids should be brought up with green space and parks not concrete walls.

16)Where are all these people going to park there are no plans for parking only one parking space per unit does not account for all the cars for this small area. They say they will make a parking garage for the apartment building but this is also not in the proposed plan. Does this mean once its passed this developer can just change the design without approval?

17)What guarantees do we have that this will be Quote mixed housing ? What exactly does that mean? The property being taken over by this developer Who actually contacted me Sergio Manchia from Urban Core after cc email to Sam Merulla with concerns about this proposal. This developer is under the impression the sale of the Hamilton Housing property is a done deal? How can that be when it hasn't gone to council or Ontario Housing commission or even voted on by the people in the riding? Is City council now giving free rein to developers without consulting the community that this affects?

18)Who in the end is going to be managing the Apartment builds and condo's once they are made ? The city through Hamilton Housing or Developer and another 3rd party ?

19)It feels like the city wants to be sneaky about the zoning changes and hope it gets quietly passed

20)The Planner Developer assigned to assess this area is not even familiar with the area Nor does he seem to even care about taking suggestion or concern from the public. So I question their ability to properly assess the area. A boots on

the ground approach should be taking even the aerial photo of the area clearly shows how this development does not blend in to the current community landscape in this area

21) The mailing with the notice to people in the area didn't even have the proper people names on the envelop, in some cases It was addressed to a deceased person. Why not have a mass mailing to occupant? Instead people getting mail with different people's names on them which they send back return to sender.

22)Why was the mailing only to residence 120 meters from the property? This development will affect the whole neighborhood not just 120 meters from the development. Reid Ave is the closes access to the Red hill and Queenston Rd. From the developers design increase traffic through a funnel to Red Hill should be a safety concern and traffic concern for this area which is only 2 lane road.

23)Why is a company able to submit a development proposal with a made up name? The actual owner of the Property are Carriage Gate Homes and Urban Core, who else is involved as Roxborough Park Inc. and Why are all the players not being open about their involvement in this development proposal?

24) This mailing was dated Jan 25 but the sign in the Park only went up Jan31 and the flyer for this development suggestion was delivered by mail Feb 5 "Quote Any written comments received by the Department prior to Feb 15 will be published as part of the report made available to the general public " Is this Dead line going to be extended ?

25)When is there going to be a general public meeting to discuss this proposal?

26)When is this going to be submitted to City Council? How is the general public going to be informed of this decision?

27)How are affected residence in the area going to be informed ?

I would like notices and information on the above points and answers to the above questions

I would also like a copy of the staff report prior to the public meeting by the Planning committee whenever that is to be held .

Thank you

**Lucas, Adam**

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**From:**  
**Sent:** February-02-18 8:13 AM  
**To:** Lucas, Adam  
**Cc:**  
**Subject:** Re Roxbough Park Inc 25T-201802

Hi Adam

Just wanting to confirm if emails counts as written objections to this proposal for this site, just want to confirm this

Also I never got the current number of housing units that currently make up the affected area  
11-17 Reid ave 20 Reid ave and 41 Reid ave

I also would like to know when the regular home owners get a meeting. Seem Hamilton housing residence get more of say of what going on in this neighborhood than actual home owners who pay property taxes

Reading the Newspaper article for this development site  
Issue at heart are not enough low income housing developments and city has no money Sept 21 ( Radical social housing redevelopment pitched for Hamilton East end Proposal in this article was 500 units not 690

Sept 21

<https://www.thespec.com/news-story/6869028-radical-social-housing-redevelopment-pitched-for-hamilton-s-east-end/>

Can you please explain how you investigate the area and come to a report for council consideration, as when we talked it seem you didn't know the area very well and hadn't looked at it ( boots on the ground concept )

Feb 15 deadline this is a dead line for comments for this proposal

Do you base your decision for this proposal on comments from the public only or do you investigate the current land scape of the area and home owner affected in the area ?

Seem the mailing being late this date should be extended

How long does this process take regarding changing a zoning classification in a neighborhood? ( month weeks years ?)

Any update on the micro site update please advise who can we ask about that web site

Also fyi Roxborough Park Inc google search is only found in the US nothing about property in Hamilton Ont Canada

So a company can just incorporate to the city and make a zone proposal when they do not exist anywhere ?

Does the company have to have contact information so that people can phone or contact them directly or MHBC planning is there only contact source ? How can a company that in Barrie know anything about a Hamilton East end community and what it need to have ?

Why was this not filed by Urbancore Developments or the builder Carriage Gate Homes or Effort Trust Who are the original people who bought Rox park school according to the Spectator and contact that advise that the school property was sold back 2016, Does the City not question who files these request for zoning changes ?

Also can you confirm if Councillor Sam Merulla can request this zoning change without public consent ?

How does this get presented to City council? And how do we find out about the date when it does go to council?



**Lucas, Adam**

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**From:**  
**Sent:** February-15-18 12:44 PM  
**To:** Lucas, Adam  
**Subject:** Plan Of Subdivision @ 20 Reid Ave North

Good afternoon. I am writing to express my most strenuous objection to the proposed re-zoning of the above property and the development and/or construction of the various dwellings on this property. As a resident of more that 60 years at my location I am opposed to the change in zoning from D to the proposed D6-XX multi-dwelling for several reasons; all which concern the resultant change in the very nature of this neighborhood that has been in place for as far back as I can remember. The resultant over-crowding due to the influx of all of those new inhabitants, the problems that would be consistently inherent with regards to traffic and parking that would also be a by-product of this change in zoning...not to mention the potential lack of privacy and/or inconvenience of potential noise distractions that would most certainly be a result of cramming so many people in such a (relatively) small space. Not to mention the disruption concerning of all of the above that would be the result of the daily grind of the construction process itself. There must be other sections of real estate that could accommodate a project such as what is being considered that wouldn't require a re-zoning nor disruption of some many other people's lives. Again, I most strenuously oppose this proposal. Thank you.

**Lucas, Adam**

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**From:**  
**Sent:** February-15-18 1:33 PM  
**To:** Lucas, Adam  
**Subject:** Draft Plan of Subdivision (File No. 25T-201802) & Zoning By-law Amendment (File No. ZAC-18-010)

This is to inform you that I have concerns and issues in regard to the above matters. I will be submitting a detailed submission of my concerns and issues as soon as possible, however, due to the lack of specific detailed information provided to residences within the immediate affected area and the limited timeline in relation to the receipt of the notification and deadline to respond.

Please note that I am expressly requesting that the City remove any personal information in regard to my comments regarding both of these issues.

Any concerns you may have regarding this matter please feel free to contact me.

Jan. 17 / 18

Dear Mr. Lucas

My name is Catherine (Cathy)  
Thomson. I live at 41 Reid Ave S  
unit 11 Hamilton Ont. L8H1C3.

I wish to be notified of the  
decision by the City on the proposed  
zoning by law ~~Admendment~~ Admendment.

Re application by MHBC planning  
on behalf of Royborough Park Inc.

Zoning bylaw

Zoning Bylaw Application

ZAC - 18 - 010

Thanking you in advance

Mrs Catherine L. Thomson

Catherine Thomson  
41 Reid Ave S. # 11  
Hamilton Ont.  
L8H1C3

Jan 11/18

Dear Mr Lucas

My name is Catherine (Cathy)  
Thomson I live at 41 Reid Aves.  
Unit 11 Hamilton Ont. L8H 1C3

I wish to be Notified of the  
decision by the City on the proposed  
Draft Plans of Subdivision.

Re application by MHBC planning  
on behalf of Roxborough Park Inc.  
for Subdivision Application

Subdivision Application  
25T-201802

Thanking you in advance

Mrs Catherine L. Thomson

Catherine Thomson  
41 Reid Ave S  
Hamilton Ont  
L8H 1C3