

211 York Road

Zajac, George

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**From:** Zajac, George  
**Sent:** October-18-17 9:13 AM  
**To:** 'Watsons Lane'  
**Subject:** RE: Thanks!

Thanks again Courtney.

We will review your concerns with the applicant's agent.

If you require anything else, please don't hesitate to contact me.

Regards,

George.

**George T. Zajac, CPT, MCIP, RPP**  
Senior Planner-Suburban  
Development Planning, Heritage & Design Section, Planning Division  
Planning & Economic Development Department  
City of Hamilton, 71 Main St. W, 5th floor, L8P 4Y5  
Ph: (905) 546-2424 ext. 1024  
Fax: (905) 546-4202  
Email: [George.Zajac@hamilton.ca](mailto:George.Zajac@hamilton.ca)

**From:** Watsons Lane [mailto:████████████████████]  
**Sent:** October-17-17 10:12 PM  
**To:** Zajac, George  
**Subject:** Thanks!

Hi George,

It was a pleasure meeting you tonight at the public meeting reviewing the proposal for 211 York Road. I sincerely feel once the nuisances are ironed out, and the redevelopment approach managed accordingly, the updates could be beneficial to our community and overall property value in the area.

A few key items I would like to ensure are captured in your minutes and subsequent follow up community/city meetings:

- Parking spaces versus resident count - it is very difficult to find street parking on Watsons lane. With a proposed resident count of 100, and a minimum 12 on staff at any one time (no idea if that includes roles such as cleaners, cooks, and local volunteers as it wasn't clarified), I'm concerned if 38 proposed parking spaces is actually sufficient. The back parking spots could be compromised in the winter time (with snow), while both side area full of staff, deliveries, visitors, volunteers, and residents whom may drive (most certainly a consideration when folks decide to move here given there is very little near by and minimal bus services). It would be nice to have the traffic study shared with community members at the next meeting update.

- Back laneway usage as a one-way road - I suspect the radius at the corner just meets the requirement for the proposed specialized garbage truck (although an assumption on my part). Once you get snow banks from snow removal activities, or visitors not quite parking 'exactly' in the lines of the proposed spaces at the end (i.e. bumpers partially hanging out past the 'lines' of the space), I suspect a truck (or any traffic for that matter) will be challenged to turn the back corner. I also worry about people entering the laneway (incorrectly in the wrong direction) from Watsons Lane. I realize there should be one-way signs, but experience speaking in our neighbouring condominium complex, which also has a one way system, people ignore it. Between a very tight fit for the garbage truck already, visitors trying to pull their cars in and out of the parking spots, as well as potentially drivers using the laneway as a pass through (in either the right or wrong direction), I foresee traffic challenges behind the building overall. At the next community review, I would like to review the snow removal plans as well as a contingency plan for garbage removal should the truck be blocked or unable to enter (for multiple reasons) to remove the specialized underground bins.
- Rear erosion - along the back fence line the ground is very eroded and unstable. I worry that any work in that area, along with increase traffic (including heavy garbage and delivery trucks using the laneway), will only encourage the erosion. It would be great to see a small retaining wall as well as a fence owned by the retirement home incorporated into any revised plans.
- Phased construction approach - certainly understanding phases occur to manage costs and community impacts, it's extremely concerning that any plans to renovate/upgrade the existing building as proposed to only start once the new addition is filled with residents (completion of phase 1 as per communicated by Alex Arbab). The existing building and surrounding landscaping and roadway is extremely run down and not maintained well today. I worry that will deter potential prospective new residents interest, which could result in 'phase 1' underperforming, which could result in a stoppage of further phases (due to lack of funding). Having an addition without the remaining exterior renovated (nevermind landscaping) will create quite the eye sore in the community, and could negatively impact surrounding property values. I'd like to see a detailed review of the phased approach, including clear funding commitment for all phases (not dependant on resident enrollment) at the next community review.

Greatly appreciate your time and effort on this project. I would imagine sticking with handling the numerous challenges highlighted by community members is overwhelming at best! I'm looking forward to seeing how our feedback is incorporated into any updated future proposals.

Many thanks,  
 Courtney Burlock  
 Member of the Board of Directors @ 23 Watsons Lane.

211 York Road

**Zajac, George**

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**From:** Penelope Hill [REDACTED]  
**Sent:** September-21-17 2:00 PM  
**To:** Zajac, George  
**Cc:** 'Nancy Frieday'  
**Subject:** Zoning By-Law Amendment File ZAC-17-060

Hello,

We had the meeting of the neighbourhood group, and we decided that we needed to know a little more about other Senior's Residences in the city.  
So we are doing some research work on this.  
We look forward to the Developer's Public Meeting on the Zoning By-Law Amendment.  
I imagine we will have some questions, and we will, as you suggested, direct them to Nancy when we have assembled them.  
Thank you, both.

Best Regards,

Penelope Hill  
Acting Chair.  
The Watson's Lane-York Road Neighbourhood Group.

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**From:** Zajac, George [<mailto:George.Zajac@hamilton.ca>]  
**Sent:** September 12, 2017 3:25 PM  
**To:** 'Penelope Hill'  
**Cc:** 'Nancy Frieday'  
**Subject:** RE: Zoning By-Law Amendment File ZAC-17-060

Penelope,

It was nice to meet with you today.

As discussed, I have copied Nancy Frieday on this e-mail as an introduction. Also, below is Nancy's contact information.

**Nancy Frieday, MCIP, RPP**  
Wellings Planning Consultants Inc.  
513 Locust, Unit B  
Burlington, ON L7S 1V3  
p. 905.681.1769, ext. 2

Let me know if I can be of further assistance.

Regards,

George.

**George T. Zajac, CPT, MCIP, RPP**  
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Penelope Hill  
15 Forestview Drive, Dundas, ON  
L9H 6M9

**Zajac, George**

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**From:** Rachel Tamaye [REDACTED]  
**Sent:** August-25-17 11:30 PM  
**To:** Zajac, George  
**Cc:** Harrison-McMillan, Kimberley  
**Subject:** RE: ZAC-17-060

Hello George,

Thank you for getting back to me. This information is helpful.

Rachel

On Aug 25, 2017 3:52 PM, "Zajac, George" <[George.Zajac@hamilton.ca](mailto:George.Zajac@hamilton.ca)> wrote:

Rachel,

Thank you for your e-mail and comments. We will include them as part of our overall review.

Note that the applicant is proposing to remove the apartment component of the existing building and solely provide a retirement home. Per the applicable By-law, the subject proposal would require 34 parking spaces and the applicant is proposing 38 spaces, thereby meeting the By-law requirements.

Hoping this answers your question and provides you the necessary clarification, however, please do not hesitate to contact me if you require any further information.

Regards,

George.

**George T. Zajac, CPT, MCIP, RPP**

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Email: George.Zajac@hamilton.ca

**From:** Rachel Tamaye [mailto:[rachel.tamaye@hamilton.ca](mailto:rachel.tamaye@hamilton.ca)]  
**Sent:** August-24-17 7:11 PM  
**To:** Zajac, George  
**Subject:** ZAC-17-060

Hello George,

Thank you for notifying us of the upcoming zoning change proposal for the nearby Condo unit.

The current "Dundas Plaza" location houses both a retirement community as well as apartment buildings on the upper level. There is also a couple of businesses that operate out of this plaza - mainly Dundas Pizza as well as the convenience store.

Often this parking lot is at least half full with vehicles. I suspect that the majority of these vehicles are from the apartment buildings above the plaza as those two business would not generate this many vehicles. Dundas Pizza as well as York Convenience are quick stop businesses and should not fill half a parking lot.

Our largest concern is the lack of parking that would be available for the apartment building as well as the proposed two storey retirement home. Will the retirement home have an adequate amount of parking spaces? Where will the current apartment residence park their vehicles?

We are concerned that the vehicle parking will overflow to street parking and into our neighbourhood.

Would you be able to clarify?

Thank you,

Rachel Onishi

Resident at 6 Watsons Lane



211 York  
Road

**Zajac, George**

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**From:** Penelope Hill [redacted]  
**Sent:** August-25-17 9:55 AM  
**To:** Zajac, George  
**Subject:** RE: Zoning By-Law Amendment File ZAC-17-060

Thank you, we all appreciate this.

Best Regards,

Penelope Hill

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**From:** Zajac, George [mailto:George.Zajac@hamilton.ca]  
**Sent:** August 25, 2017 8:13 AM  
**To:** 'Penelope Hill'  
**Cc:** Harrison-McMillan, Kimberley; Bedioui, Ida  
**Subject:** RE: Zoning By-Law Amendment File ZAC-17-060

Penelope,

Thank you again for your e-mail from The Watson's Lane-York Road Neighbourhood Group.

I have again copied our Clerk's department regarding Notification.

Yes, that is fine to send me your group's comments September 15<sup>th</sup> after your meeting.

If you have any further questions, please do not hesitate to contact me.

Regards,

George.

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**From:** Penelope Hill [mailto:[redacted]]  
**Sent:** August-24-17 3:41 PM  
**To:** Zajac, George  
**Cc:** [redacted]  
**Subject:** RE: Zoning By-Law Amendment File ZAC-17-060

From: The Watson's Lane-York Road Neighbourhood Group.

c/o [REDACTED]

Good Day George,

Re: Zoning By-Law Amendment File ZAC-17-060

Several neighbours received a copy of the notice regarding 211 York Road, Dundas.

We wish to ask to be kept informed on this rezoning and other matters that might be of concern to the neighbours. Including any decisions.

Many of the neighbours are on vacation at the moment, and also several did not receive notices, as they are outside the mailing distance for notification.

Despite the dating on your letter August 11<sup>th</sup>, 2017 we have only just received it, a few days ago. We would request an extension for comments from August 31<sup>st</sup>, to September 15<sup>th</sup>, to allow those who are away to give this matter their attention.

We have not met to discuss this, but members have informally expressed a concern over parking and the proposed entrance location impacting the present overflow parking from the townhouses

We will have a meeting in early September.

Thank you.

Penelope Hill, Acting Chair  
The Watson's Lane-York Road Neighbourhood Group.  
15 Forestview Drive, Dundas, ON  
L9H 6M9