

5/20/2018

Re: Notice of Complete Application and Preliminary Circulation for an Application by Spallacci & Sons Limited for a Zoning By-law Amendment for Lands Located at Garth Street and Rymal Road West (Part of Lots 17 and 18, Concession 8, Part 1 on Plan 62R-19029, Hamilton (Ward 8))

Re: Zoning By-law Amendment (File No. ZAC-18-022)

Dear Sir / Madam:

As a resident / owner at 1455 Garth Street, I would like to comment on the purposed application by Spallacci & Sons Limited for the lands located at Garth Street and Rymal Road West.

I would like to express my concerns about the application for the **331 residential units**, and its impact on local traffic, native wildlife and climate change.

Let's theorize that a *family of 4 people resides in each purposed unit*, that would be a total of *1,324 people*, and if each family owns two vehicles that would be a total of *662 vehicles*.

Last year Garth Street was widened from a two-lane street to a four-lane street with turning lanes, sidewalks and bike pathways. Life on the Hamilton Mountain is largely vehicle dependent. I have yet to see public use of the new bike pathways along Garth Street, as the new pathways are not integrated into any existing pathways, and there is no safe place to cycle to.

Long-term residents have already noticed a surge in local and commuter vehicle traffic in the area. Drivers are not obeying the posted speed limits. It is now routine in the morning for the Hamilton Police to set-up a radar at the Stonechurch & Garth Reservoir parking lot to catch drivers speeding along Garth Street.

The development of The Village at St Elizabeth Mills, a themed lifestyle resort complex with a town square, restaurants and shops on 114 acres of land, is also happening within Ward 8, at Garth Street and Rymal Road West; and will also greatly increase the vehicle traffic along Garth Street.

Increased traffic also increases the risk for vehicle and pedestrian accidents, traffic-related air pollution, smog, and increased risk for asthma and respiratory illnesses.

As an educator for a local Conservation Authority, as well as a citizen scientist for Birds Studies Canada, Hamilton Conservation Authority and Environment Hamilton; I would like to express my concern for the destruction of large areas of natural habitat, and its impact on native wildlife on the Hamilton Mountain.

I have spent four seasons studying native birds that visit backyard feeders during the months of November to April. In the 2016-2017 season, 12 different species of birds visited my backyard, including Red-tailed Hawk, Cooper's Hawk, Sharp-shinned Hawk, and Red-bellied Woodpecker.

Bumblebees, coyotes, deer, leopard frogs, owls, raccoons, skunks, spring peepers, wild turkeys are among some of the other wildlife that claim the space as home. Many of these animals are protected species under the Ontario Fish and Wildlife Conservation Act.

<https://www.ontario.ca/laws/statute/97f41>

With the intensification of urbanization in the Hamilton Mountain area, we have already noticed a replacement of regional native species with non-native and invasive species. Last year rats were a nuisance animal in the housing complex, due to the previous development of Eden Park, and the decline in advantageous predator controllers. Wild Garlic Mustard, Lily of the Valley and other invasive plant species are now invading gardens at 1455 Garth Street. The introduction of chemicals, like poisons, fertilizers and pesticides is also negatively impacting the soil and water quality.

The danger of roadways has also increased roadkill due to the fragmentation of their natural habitats, and the risks of crossing unsafe and busy roads.

These are all having a huge negative impact on the native biodiversity of the area.

The Zoning By-law Amendment for lands located at Garth Street and Rymal Road West, only focuses on increasing residential units, parking spaces, and bicycle parking spaces. This intensification of development will increase buildings and asphalt, which both absorb heat, and increase surface temperatures adding to global warming and contributing to climate change.

There is no mention of maintaining natural spaces, inclusion of a storm-water pond, consideration of park areas, public pathways & trails and community garden plots, implementation of green infrastructure and / or low-impact development, the addition of natural corridors for wildlife, and utilizing sustainable renewable energy sources.

I am asking that these considerations will be included in further discussions of the development of this land. The primary focus should be about providing housing that includes space, housing, and habitat for everyone – humans, local wildlife, native plants and natural spaces.

The City of Hamilton has a great opportunity to become a leader in constructing sustainable and environmental friendly housing developments in the Hamilton area.

I would like to be notified about the Public Meeting regarding this zoning by-law amendment application (File No. ZAC-18-022).

Sincerely,

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