

December 9, 2019

**C. Anne Noyes**

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**Legislative Coordinator,  
Planning Committee  
City of Hamilton**

71 Main Street West, 1<sup>st</sup> Floor  
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Attention: Planning Committee

**RE: Files(s): ZAC-18-022/Subject Property: 35 Sabrina Blvd.**

The City Council voted for the building of the mega, stacked townhouses with the underground parking, providing for minimal green space, only 2 roadway exits out of the complex and lack of concern for wildlife in the area in an area that is one of green spaces that we have left on the mountain.

There may be a need for urban development, but the city and my ward's councilor should vigorously be reviewing any building spaces from an environmental lens. This survey has been left untouched for many years and is the home of abundant birds and other wildlife. I cannot fathom how an environmental assessment should not have significant wildlife in the area. Over the past 38 years, my family and others, have enjoyed the green outdoor space, its wildlife and a quiet neighbourhood.

My understanding of Spallacci & Sons Ltd. plan is that more 'Eden Park' type of homes would be built behind my survey at 1455 Garth Street. When I read the Notice of Public Meeting dated November 15, 2019 and I realized that the plan has been changed to 331 stacked townhouses with 1.5 m front lawns, in addition to the 70 houses. I have concerns about this change.

**Three of our owners were present at the town meeting and were able to express a five minute timed concern about the amends to the building proposal. I wish to Appeal the motion on going ahead with the building of the mega, stacked townhouse complex and here are my concerns;**

***1. Insufficient entry and exit roads for vehicles***

During the construction and when this structure is completed, unless another road is put in, there is only one way that 1,400 plus new residents can exit their home and that is Sabrina Blvd. or Summersberry Drive. Residents currently living in Eden routinely drive through our complex at a high rate of speed to avoid the red light at the intersection. My

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concerns are regarding children and some adults playing in our private driveway, drivers who should not be using our driveway for a shortcut may not be looking out for our neighbour children, we have a disabled child living in the survey.

*Solution: If any structure is going to be built, I would like Spallacci & Sons Ltd/City of Hamilton to ensure this is not going to happen by building a new road to Stonechurch first. Secondly, is Spallacci & Sons prepared to put a card access to complex at the south end to prevent over a 1000 potential cars from both sites, using our private roadway as a quick access.*

### **2. Displaced Wildlife resulting from clearing the bush**

Spallacci & Sons Ltd said they did a Wildlife Study. I do not believe they did a Wildlife Study. Wildlife is in abundance and includes many different little birds, wild turkeys, a deer, rabbits, skunks, coyotes, squirrels, and chipmunks. In the spring, the pond located behind my residence is home to many hibernating amphibians. Since the construction of Sabrina lots of these animals have become evacuated from their homes in the bush that has been cut down on the perimeter. Not all the land has been cleared so there are still animals living in the bush. The displaced wildlife has cost Wilson Blanchard and the neighbour's of 1455 Garth Street. We have been required to pay a pest control company for rats and pay for the catch and release of skunks.

*Solution: I would like to see this Wildlife Study. I would like Spallacci & Sons Ltd to acknowledge the displaced Wildlife and take the necessary measures to control it legally and humanely.*

### **3. Insufficient parking for new homes**

There are only going to be 2 underground parking spots per stacked townhouse. Visitor Parking is undetermined. Even in our complex over half the owners have two cars impacts parking in the area. If the new residents in the proposed complex have inadequate visitor parking, drivers may decide to use our parking, just like they are currently using our roadway as a quick route to home. This will cost us money too because we must pay the parking enforcement company, road repairs and unsafe walkway for our own residents.

### **4. Noise and other nuisances we will be forced to endure.**

These types of multi-level stacked housing complexes are just greedy. *Spallacci & Sons Ltd.* Are preparing to make the most of their financial investments through a massive housing project with little concern for the land. This is nothing like what is already around here. We are so used to having a calm 'forest' and beautiful landscape beside our survey. To turn our paradise into something so 'extra' is unfair. This new structure will bring other nuisances like noise.

We know that building will continue, but we as concerned residences should have been consulted about the proposed building complex. I am very disappointed that my City Councilor Danko voted in favour of the project moving forward without consultation from

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the people living in the area. After hearing the sound advice from Councilor Terry Whitehead, I would advise others who voted in favour to carefully listen to the information provided and reflect on their own thoughts with an environmentally responsive answer.

If our city councilors are making decisions about the types of buildings in our surrounding areas, they will need to make themselves more informed about the space, the peoples' concerns and the environmental impact for years to come.

**I would like this letter to be included on the December 11, 2019 Council agenda as it relates to ZAC-18-022 (proposed Zoning By-law amendment for lands located at 35 Sabrina Boulevard).**

Regards,

C. Anne Noyes