

From: MaryT [mailto: ]  
Sent: August 12, 2018 12:04 PM  
To: Vrooman, Tim <Tim.Vrooman@hamilton.ca>  
Subject: New Buildings proposed at Green Rd

Hello Tim

I figure this would be easier than a phone call. My name is Mary Tinebra and I reside at 113 Frances Ave, Stoney Creek. I have lived here for 11 years. I moved into this community because it was a quiet developed neighbourhood. Yes I knew that there would be construction on the other side of Green Rd, not to the extent that has been developed and now more changes are happening then what was understood by us residents.

You can not put a building of that magnitude in this residential community. We don't have the capacity and don't want the troubles that come, hassle and construction. Since new residents have moved in on the other side of Green Rd, traffic has become a problem. An electronic speed monitoring sign has been placed on Frances Ave as cars were coming from the new area doing 100km down our street like it was a freeway (no I am not exaggerating). A 4 way stop has been put in place at Green Rd and Frances Ave as new occupants disregarded the stop sign on Frances Ave and would fail to stop.

There was never a police presence in this neighbourhood, now police are here weekly and there has already been a drug bust!!! The shoplifting that is occurring at the variety store now is insane. But I guess you don't care about that as it has already been approved to be torn down for an apartment building!

With more people come more problems, and that is everywhere. I would guarantee you would have an issue if your home was now going to be drastically changed. Your quiet community was going to be over run and packed like Toronto condos. This is not what Stoney Creek is! This is not why we live here!! I don't want to packed in a home like a sardine now with huge traffic problems and criminal activity that never existed. I will not be able to enjoy my property.

I came to this community for reasons that you are now robbing me of and I planned on retiring here and now you are forcing me out of my home and neighbourhood instead of having mine and the communities best interest at heart.

My home will go up for sale if this building occurs and I will leave Hamilton where I was born and raised. If I wanted to live like a Torontonian I would have moved to Toronto.

Please consider what you would feel like if a thousand more people moved into your neighbourhood!

Mary

**From:** [REDACTED]  
**Sent:** August 14, 2018 9:51 PM  
**To:** Vrooman, Tim <Tim.Vrooman@hamilton.ca>  
**Subject:** Re: ZAC-18-034

Dear city staff,

As a resident on Green Road for 18 years, I strongly oppose Urban Hamilton Official Plan Amendment (File No. UHOPA-18-013) and Zoning By-law Amendment (File No. ZAC-18-034), for lands located at 461 Green Road.

The infrastructure in this area simply can NOT support such a high-density development. 13 out of 19 required development details are not met and need to be amended. This tell me the proposed development plan is a disaster waiting to happen.

The increased population will put even more stress on the area's already very heavy traffic and worsen the neighborhood safety (due to the newly developed townhomes and a condo building on Francis Avenue, and a retirement home by Millen road), not to mention 2 more new condo buildings are soon to be occupied east of Green Road.

Please take my input into your consideration regarding the matter.  
I'd like to receive a copy of the staff report also.

My mailing address:

[REDACTED]

Please remove my personal information from any city publications.

Thank you,

Sent from [Mail](#) for Windows 10

**From:** Alison Cruickshank [mailto: ]  
**Sent:** August 16, 2018 2:17 PM  
**To:** Vrooman, Tim <Tim.Vrooman@hamilton.ca>  
**Subject:** ZAC-18-034

Planning Amendment ZAC-18-034

The neighborhood has already undergone a significant redevelopment  
The proposed 14 storey high rise 264 units is completely out of character with the area, the building will totally block any day light from my town Home on Frances Ave which backs onto this development and will lower the value of my home and other homes in the area  
I will be over shadowed by this building with balcony's looking directly into my home If this rezoning is approved and the planned development completed, the residential neighborhoods surrounding the property will witness a dramatic increase in traffic in an already heavily congested area, the amount of traffic has increased since the building of town homes and the condo building on Southshore Cres  
The Rapidly expanding community needs a strip Mall. The building De Santis wants to tear down is ideal it already has a convenient store maybe add take out food, pizza, hairdresser, coffee shop bakery etc At the moment we have to travel over the QEW, De Santis needs to improve the existing building make it more attractive for retailers not build more residential homes

Alison Cruickshank  
11-104 Frances Ave  
Stoney Creek

**From:** dave& Barb theobald [mailto: ]

**Sent:** August 19, 2018 1:07 PM

**To:** Vrooman, Tim <Tim.Vrooman@hamilton.ca>

**Subject:** ZAC-18-034

RE: ZAC-18-034

I am a resident of 104 Frances Avenue and have some concerns regarding the above development.

1/ Deep excavations to accommodate the underground parking and height of the building causes

concern for the integrity of foundations of existing homes in the immediate vicinity.

2/ The height of the building will also reduce both light and privacy to these town houses.

3/Green space has been reduced, this should be larger with the size of the building, and not only

on North Service Road but also Green and Frances.

4/ Having only 1 parking space per unit is not enough, extra residents vehicles and visitors will be

parking on the street, already the street is used from Frances Ave to the lake on Green Rd for the

apartments already there.

5/ Loss of any commercial space leaves the area without a variety store, many people rely on this

business for essentials as there is no public transportation to reach the malls.

6/The plan for this building shows two vents, what are these for and will there be any noise or fumes

as they are close to existing homes.

7/The infrastructure also needs attention as the North Service Road needs resurfacing. With the increase

of residents recently this Service road should also have lower speed limits, proper and safe turn lanes,

widening, improved lighting and traffic signals. Additionally the constant backlog on the QEW is putting more drivers onto this service road, therefore the above improvements are essential.

8/My final concern is in regard to future development of MUC4, will this also be a large development, in which case it is extremely important the above issues are dealt with now.

**From:** Mary Tacoma [mailto: ]  
**Sent:** August 21, 2018 11:09 AM  
**To:** Vrooman, Tim <Tim.Vrooman@hamilton.ca>  
**Subject:** File: ZAC-18-034

Dear Sir:

Received copy of the above file.

My husband and I have lived at 95 Frances Ave. for 12 plus years and have enjoyed the area. the new building in the area has impacted us. The increase in traffic on Frances is quite notable as our street is used by all the new development. They have no other route to leave their homes. Why is there no access to Millen Road or a new road created?

Now the plan is to build a high rise on property probably owned by the builder De Santis. We lose our variety store and dentist and gain more people with their cars.

What are the plans for the area labeled MUC-4?

In closing, I believe the planning department should investigate ways to service this area effectively by using some common sense re traffic flow and providing space for commercial services in the area.

Mary Tacoma

RECEIVED

AUG 22 2018

Tim Vrooman, City of Hamilton  
Planning and Economic Development Dept  
Development Planning Heritage and Design – Suburban Team

Re: Plan and Zoning By-Law Amendment Application by IBI Group for  
Lands Located at 461 Green Road, Stoney Creek ZAC-18-034

August 14, 2018

Dear Mr Tim Vrooman,

I am a 72 year old business woman residing at 301 Frances Ave., Stoney Creek since 2002. During this time and until two (2) years ago I was enjoying the peaceful area that I chose to call home. From my eighth floor condo I had an unobstructed view of Fifty Point and a panoramic view of Lake Ontario including Toronto, Hamilton Skyway Bridge and Burlington Waterfront. The North Service Road running along Confederation Park from Green Road to the QEW access was a comfortable and relaxing drive that I made daily to get to work. The traffic was light and the road itself was in good condition. There was a community variety store that served the needs of it's residents.

Over the past two (2) years there has been and continues to be new construction which is destroying the idealic picture I described. There have been serious consequences attached to these High Density Residential Developments. It has reduced the picturesque Lake Ontario waterfront to small peeks of it seen between multiple housing pods. Access to the lake itself has diminished as well. The most serious concern that I have is with the increase in road traffic along the North Service Road between Millen Road and the QEW access. With the construction of a fourteen (14) storey, three hundred and sixty (360) unit hi-rise this stretch of road will be a nightmare with a potential seven hundred and twenty (720) more cars on the road that can barely sustain the current volume. Please do not follow "the money" as the cities of Toronto and now Burlington have done.

I understand the need for progress, but there has to be a limit to what "progress" will do to this wonderful community. High Density Residential Living is exactly that, and lends itself to becoming an unacceptable way of life in many ways that can result in crime, traffic problems and other matters that will eventually increase the taxes of all area residents.

I am declaring my strong opposition to the rezoning application and hope that other Stoney Creek area residents of my community will follow.

Respectfully,

A handwritten signature in cursive script, appearing to read "Sue Banting".

Sue Banting

301 Frances Ave

Ste 802

Stoney Creek, On L8E 3W6

905-662-8680

Bayliner Residents

If you agree with my attached letter regarding the High Density Residential Re-zoning Application and wish to attach your name to this letter, please feel free to sign the attached form and I will include it to Mr Vrooman.

DATE	NAME	UNIT NO.	SIGNATURE
Aug 14/18	L. WALLER		
AUG 14/18	S. GRAINGER		
Aug 15/18	J. Strychowsky		
Aug 15/18	L. HEWSON		
Aug. 15/18	S. COWDEN		
Aug. 15/18	C. RICHARDSON		
Aug 15/18	D. WOOD		
Aug 15/18	E. DRAGE		
Aug 15/18	J. OLIPHANT		
Aug 15/2018	G. Jurasek		
Aug. 15, 2018	V. & E. B.		
Aug 15	Terrell Bell		
Aug 16	E. Parker		
AUG 16	C. BELACCA		
Aug 22	J. M. Marks		
Aug 17	D. Grapman		
Aug 18	Bernard R.		
Aug 18	FA LA B.		
Aug 16	John Platt		
Aug 16	Grego Triska		
Aug 16	Karen Gass		

[illegible]

**From:** Bill M [mailto: ]  
**Sent:** August 24, 2018 2:53 PM  
**To:** Vrooman, Tim <Tim.Vrooman@hamilton.ca>  
**Subject:** Concern re highrise proposed for Green Rd.

I am writing to voice my strong disagreement over the proposed highrise condo to be built at 461 Green Rd.

I have lived in this neighbourhood for over 10 years. With more townhouses and 3 storey condos built further east on Frances Ave., the number of cars using our street has increased. Frances Ave. is now a main street more than a residential one.

The traffic on the highway and the Service Rd. has increased as well, and will increase substantially more if a 14 storey residential building is built. I don't want this neighbourhood turned into an even more population-dense area.

Please take residents' concerns into account. Thank you.

William Maher

**From:** Joan Sopkow [mailto: ]  
**Sent:** August 24, 2018 2:35 PM  
**To:** Vrooman, Tim <Tim.Vrooman@hamilton.ca>  
**Subject:** 461 Green Rd.

We live on Frances Ave between Gray's and Green Rd. With the new townhouses built east of Green Rd., the traffic on our street is very heavy now. The neighbourhood is noisier and more congested.

We strongly disagree with the proposed change to the by-law to allow a high rise condo building to be built on Green Rd., especially with the building having 14 storeys.


We really like this neighbourhood with its ideal location - it is busier now but tolerable. I hate to think we would have to move to escape even more noise, traffic and congestion.

Joan Sopkow  
Frances Ave

RECEIVED

AUG 28 2018

**Board of Directors, WCC 270 (104  
Frances Ave., Stoney Creek)**

<b>To:</b>	Tim Voortman	<b>From:</b>	Board of Directors, WCC 270
		<b>Pages:</b>	4 including this one
		<b>Date</b>	Monday, August 27, 2018
<b>Re:</b>	ZAC-18-034	<b>cc:</b>	Board

Comments:

Good morning

Please see following three pages concerning the above mentioned proposed by-law change.

The document will also be sent via email to ensure receipt by all parties concerned.



Tim Voortman: Planning and Economic Development Department, Fax 905-546-4202, email  
Tim.Voortman@hamilton.ca  
Councillor Maria Pearson, Ward 10 Fax 905-546-2535, email maria.pearson@hamilton.ca  
Mayor Fred Eisenberger, City of Hamilton Fax 905-546-2340, email mayor@hamilton.ca

**RE: ZAC-18-034 City of Stoney Creek Zoning Amendment at 461 Green Road, Stoney Creek (Ward 10)**

The Board of Directors, on behalf of the 49 homeowners at 104 Frances Avenue, WCC 270, we wish to address the proposed Urban Hamilton Official Plan Amendment as set forth for ZAC 18-034. While we know that development of vacant lands is inevitable, we strongly feel that some aspects of this by-law amendment have not been thoroughly explored. Further, we believe that zoning by-laws were and are created for a reason, not to be easily changed at the whim of a landowner or developer.

Our concerns:

**1. Excavation:**

- a. Deep excavations to accommodate the underground parking and height of the building causes concern for the integrity of foundations of existing homes in the immediate vicinity.

**2. Height:**

- a. The height of the building will also reduce both light and privacy to these town houses.
- b. The light issue can be a serious issue as the rear of the townhomes facing this development have water issues which we have taken steps to alleviate/eliminate. The lack of sun in these areas can cause dampness and mold.
- c. Lack of sunlight also can lead to serious mental and physical health issues, this is something we don't want our homeowners to face.
- d. Further, a complex of 4 (four) to 7 (seven) stories would be more environmentally beneficial to these properties

**3. Property Values:**

- a. We further feel that a 14 story building will significantly lower the property value of this block of homes, no matter how attractive the developer makes his plan look

**4. Green Space:**

- a. Green space has been reduced, this should be larger with the size of the building, and not only on North Service Road but also Green Road and Frances Avenue.

Tim Voortman: Planning and Economic Development Department, Fax 905-546-4202, email Tim.Voortman@hamilton.ca  
 Councillor Maria Pearson, Ward 10 Fax 905-546-2535, email maria.pearson@hamilton.ca  
 Mayor Fred Eisenberger, City of Hamilton Fax 905-546-2340, email mayor@hamilton.ca

**RE: ZAC-18-034 City of Stoney Creek Zoning Amendment at 461 Green Road, Stoney Creek (Ward 10)**

**5. Traffic & Parking:**

- a. The North Service Road, Frances Avenue and Green Road are already busy traffic areas, the service road, in particular, is due for some serious upgrading, not the least of which are a set of stoplights at the intersection of Green and the North Service Road
- b. A turning lane has been constructed for traffic heading east and turning north onto Green Road however this has proved to be confusing to some traffic travelling west towards Centennial Pkwy, especially in the evening (dusk) hours.
- c. The additional traffic on the QEW since the building of this development in 1998, has increased significantly. When there is bad weather or an accident situation, the service roads pick up the excess traffic. This has proven a nightmare from time to time.
- d. Turning east from Green road to the North Service Road is more than challenging most mornings and some evenings with development which is already in place.
- e. Having only 1 (one) parking space per unit further aggravates the issues as the surrounding streets are already filled with weekend and evening visitors not to mention residents with more than one vehicle who cannot use designated visitor spaces.

**6. Water & Sewer:**

- a. While we understand that the developer is responsible for water and sewer infrastructure for the proposed development, can the city waste water plant and drinking water plants manage the additional volume this development will place on these facilities.

**7. Commercial Space:**

- a. Loss of any commercial space such as our present variety store, or even a coffee shop leaves many older residents without a place to pick up a loaf of bread or small household necessities without a drive to a local grocery. We have bike lanes and nowhere for bikers to stop and rest or purchase water. Many, many people rely on this type of business.

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Tim Voortman: Planning and Economic Development Department, Fax 905-546-4202, email  
Tim.Voortman@hamilton.ca  
Councillor Maria Pearson, Ward 10 Fax 905-546-2535, email maria.pearson@hamilton.ca  
Mayor Fred Eisenberger, City of Hamilton Fax 905-546-2340, email mayor@hamilton.ca

**RE: ZAC-18-034 City of Stoney Creek Zoning Amendment at 461 Green Road, Stoney Creek (Ward 10)**

**8. Ventilation:**

- a. The plan for this building shows two vents, what are these for and will there be any noise or fumes as they are close to existing homes.

**9. Signage:**

- a. The sign for the city meeting is situated facing the North Service Road – why? It is not safe to stop and read it there. Surely a safer place could be found
- b. Why are the public meetings set for 9:30 am when most residents are at work and why the City Hall where parking is a challenge at the best of times and accessible parking is virtually always full? Why not an evening meeting at the Jones Road location which has ample and accessible parking

**10. Future Development:**

- a. What are the plans for future development of MUC4, will this also be a large development in line with the proposed change to this by-law? Is one developer depending on the city and this plan to give them (whomever they may be) carte blanc to develop another monstrosity without having to amend yet another by-law? We need to know the answer this this and what the plans are for MUC4.

*In conclusion, we are requesting Maria Person counselor Ward 10, who is also receiving a copy of this letter, to vote **AGAINST** this by-law change.*

Respectfully, the Board of Directors for WCC 270

Lorna Rowland, Unit 48

Denise Farnum, Unit 44

Mike Rowe, Unit 32

From: Phyllis Christie [mailto: ]  
Sent: August 30, 2018 11:18 AM  
To: Vrooman, Tim <Tim.Vrooman@hamilton.ca>  
Subject: ZAC-18-034 New Condominium Project 461 Green Road, Stoney Creek

To Tim Vrooman:

My husband and I have lived at 104 Frances Avenue, Unit 12, since 1999. We were one of the first residents to move into this townhouse complex after construction was finished.

Over the years we have watched this area continue to grow with new developments of townhouses and homes.

The prospect of this new condominium project at 461 Green Road is a very disturbing matter as our unit backs onto this projected build.

This 14 story condominium project will definitely block all sunlight from our complex as well as our own personal backyards. Will the sun ever adorn our backyards or flowers again? We feel that our homes and back yards will no longer have privacy with this new condominium project being built behind our homes, what with the balconies and all the condominium windows on the 14 floors of this building, that will overlook our complex, and will give the new condo residents the ability to look down into our backyards and windows.

Will we have to keep all our windows and curtains closed to protect the privacy of our homes as of the result of this new condominium project being built in our backyards?

Trees that have been on our complex since the beginning of our residency, over the years of course have grown. Will the overhanging branches on the property behind us be cut down during the construction and cause possible damage to the trees that were planted on our site so many years ago?

The disruption of normal living during the construction of this new condominium project will surely cause many problems with noise from the construction, possible detours for traffic, dust and debris due to construction. Also the wear and tear on the roads in our area, due to heavy construction equipment and trucks. We won't be able to have our windows open or sit out in our backyards during this time.

The population that will be moving into this 14 story complex will only contribute to more traffic in this area, and to the already congesting traffic problems at the intersection of Green Road and the North Service Road, as with most of the new tenants will probably have one or more vehicles. Problems with the flow of traffic already due to the more recent building projects having been built from Green Road down to Millen Road are causing traffic problems entering onto the North Service Road with the early morning rush going to work as well as the reverse coming home at night especially making left hand turns. More and more traffic to cause congestion both ways on the North Service Road.

Will all way stop signs or traffic lights be installed at Green Road and the North Service Road to control the flow of traffic entering and exiting at this intersection? Will this help or will it cause even more traffic tie ups and more frustration for drivers?

We are sure that the idea of having such a large condominium project behind our property will differently reduce the value of our homes for selling purposes because of having a 14 story condominium complex overshadowing our property with no views except a concrete and windowed building blocking any sun and green space.

No one wants neighbours so close you can, and they in turn can, look into each other's homes, this is very disturbing and totally unwarranted.

The whole area on Frances Avenue has always been built to the concept of townhouses and houses, not high rise condominium buildings. This building will definitely be out of place on such a small area which is now small strip mall, which has a convenience store that is a neighbourhood family owned business of one of our local residents.

This may also cause long time residents to possibly sell and move away from this area due to above mentioned problems resulting from the construction of this condominium project, maybe leaving some houses vacant because of the properties being over shadowed by this 14 story condominium complex.

Does anyone want to live or purchase a home backing onto a building complex of this size in their backyard?

With a building of this kind of structure, will there be 14 floors of bright lights on the outside of the building as well as lights from the owners suites shining down on our properties at night?

There could be and probably will be more issues raised about the building of this new complex, from other residents of 104 Frances Avenue, other than what we have mentioned in the above paragraphs, but all in all the building of this complex should be vetoed.

The height of this new complex will make our properties look like doll houses, totally out of the style and concept for our neighbourhood.

Yours truly,

John & Phyllis Christie  
12-104 Frances Avenue  
Stoney Creek, Ontario  
L8E 5X3

Home phone: [REDACTED]  
Cell phone: [REDACTED]  
E-mail: [REDACTED]

Sent from my iPad

**From:** Sylvie Letarte [mailto: ]  
**Sent:** August 30, 2018 1:33 PM  
**To:** Vrooman, Tim <Tim.Vrooman@hamilton.ca>  
**Subject:** Re: ZAC-18-034

Good afternoon Tim,

In regards to the new proposed condo development at the corner of Green Rd and North Service Rd in Stoney Creek, both my husband and I are very excited. From the diagrams we received, it seems as though it will be a very beautiful and modern looking building.

We are hoping the first floor of the building will be designated for commercial space (i.e. restaurant, doctor/dentist office, convenience store, ...)

With the recent and future growth of this area, I believe there is a need for this and these businesses would thrive within this eclectic community.

Thanks

Sylvie Letarte and Bob Leduc

**From:** Kristina [mailto: ]  
**Sent:** August 31, 2018 3:57 AM  
**To:** Vrooman, Tim <Tim.Vrooman@hamilton.ca>  
**Subject:** ZAC-18-034

Dear Mr. Vrooman

I am writing to you in regards to the proposed 14 story condo on Green Road and the North Service Road in Stoney Creek (ZAC-18-034).

I am devastated that such an enormous building would be permitted to be built behind our homes on Frances Avenue. To allow such a building in this area is a direct disregard for all of us who live here, our privacy and quality of life. This 14 story building would become my backyard with hundreds of people able to look into my backyard and home. I would go from the private backyard I have now, which is the main reason I bought this home to not having any privacy and I would have to have my blinds closed at all times.

It is unbelievable that this project is even being considered in this area.

Who will then be responsible for the value of my home plummeting? I take great pride in my home, a home which I have renovated entirely from top to bottom.

What will happen when/if I need to sell my home and cannot because a buyer will look at this monstrosity and walk away?

As it is now I have limited Sun exposure in my backyard, enough to support my garden however with this 14 story building I will be reduced to a few short hours.

The natural light into my home will be decreased due to this building. As it is we are an older neighborhood with older homes which includes 8 foot ceiling unlike the 9 foot ceiling which have become the standard these days.

We need all the light we can get and this building will block what little sunlight we have. Our townhomes that would be behind this building would have our main living space facing this building, again causing an issue for sunlight and privacy.

Thank you for taking the time to read this and I do hope you understand my concerns and how much they will negatively impact my life and all those in my entire neighborhood. I expect that all points made would be considered and I do hope for a response as soon as possible.

Regards,

Christina Barbaric

**From:** Jasmina Salman [mailto: ]  
**Sent:** August 31, 2018 2:47 PM  
**To:** Vrooman, Tim <Tim.Vrooman@hamilton.ca>  
**Subject:** Community Petition

Good Afternoon Mr. Vrooman

I have attached a folder containing 7 pages containing a total of 124 signatures that the community here gathered from the local neighbourhoods. I'm sure if we had more time we would have definitely been able to reach more of our community.

In general the opinion stands the same for everyone that signed.

Opposed to both files as it is inappropriate planning for this neighbourhood.

Too much congestion

Major concern for traffic issues in this area.

The type of building or structure proposed.

More people prefer having a plaza with some convenient amenities available for this over- populated area.

Negative affects on the existing community.

Structural problems that could potentially affect the homes that are located directly around this property .

The concerns and negative feedback was endless.

Sincerely,

Jasmina Salman

Sent from [Mail](#) for Windows 10

I/we oppose the

URBAN HAMILTON OFFICIAL PLAN AMENDMENT (FILE NO. UHOPA-18-013)

ZONING BY-LAW AMENDMENT (FILE NO. ZLG-18-021)

NAME
Douc Sitoris
Nosia Thomas
MARC BOND
SHANE BURGAM
Steven Zebrowski
Mary Taormine
KEO McEneaney
Guy Finley
J Dopkew
W. Molen
Nattapatch F
Kate Hantz
MARIA HANTZ
Don Brattin
DEWILLY
MIKE BABIT
Chris Bridge
A. ANDERSON
B. Toombs
Carolyn Sullivan
Paul Safranek

I/we oppose the

URBAN HAMILTON OFFICIAL PLAN AMENDMENT (FILE NO. UHOPA-18-013)

ZONING BY-LAW AMENDMENT (FILE NO. ZAC-18-034)

NAME
M. RICHMOND
RICHARD GARNEAU
Lisa Boucher
Pat Butera
Jean Lechner
Alison Percin
A. Dela
Calh R.
Kaushik
G. Kang
Lay La
DENISE FARNHAM
Judy Doherty
Kyle Bohm
Marisa Trevisan
Allen Miller
Matthew Percin
DAVE THEOBALD
BARB THEOBALD
Mike Rowe

I/we oppose the

URBAN HAMILTON OFFICIAL PLAN AMENDMENT (FILE NO. UHOPA-18-013)

ZONING BY-LAW AMENDMENT (FILE NO. ZAC-18-034)

NAME	
Eugenia Anton	
Anna Paulucci	
LARRAINE PRICE	
VICTORY POPE	
Kenete McIntack	
Trish Reich	
Alison Croudshank	
Adam Constable	
EDUARDO DOMINGO	
Tracy Allard	
Phil Hutton	
Sue Continelli	
Linda McCallum	
Delilah Salman	
PHYLLIS CRIST	
Jessica Connolly	
ROBERT STRINGER	
Margaret Stringer	
Dawn Watts	
David Maas	

I/we oppose the

URBAN HAMILTON OFFICIAL PLAN AMENDMENT (FILE NO. UHOPA-18-013)

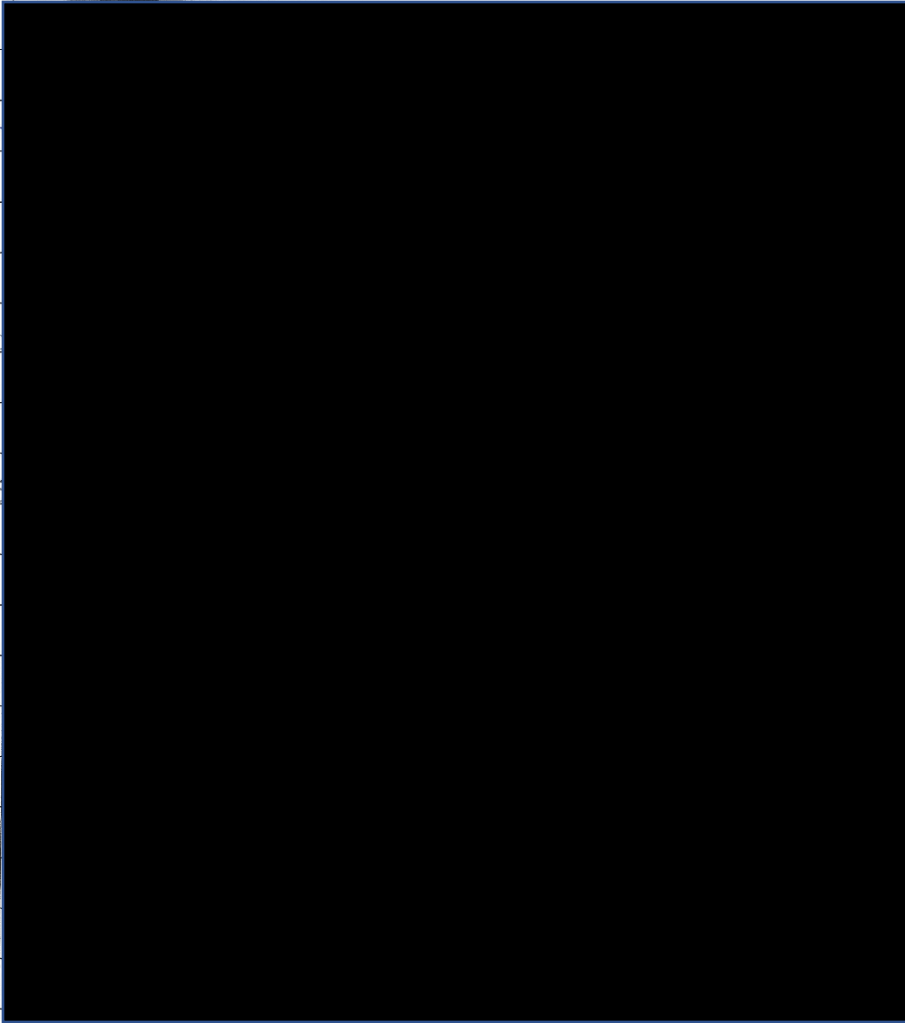
ZONING BY-LAW AMENDMENT (FILE NO. ZAC-18-034)

NAME	
J. Bulhe	
JADICE SIK	
Dave Johnston	
Wayne Boff	
Myra	
Colin	
Mark W. Wokel	
PAUCKELL BAILEY	
Rob Galusha	
M. Martillan	
M. Rimmer	
J. VanDenBroek	
C. Guerrero	
V. Moore	
Theresa Grosvenor	
Kimberly Denny	
Sayanthoun	
Rachakrishnan	
BLANCHARD	


I/we oppose the

URBAN HAMILTON OFFICIAL PLAN AMENDMENT (FILE NO. UHOPA-18-013)

ZONING BY-LAW AMENDMENT (FILE NO. ZAC-18-034)

NAME				
Judy Dawson				
KEN DAWSON				
Yvette S				
Erin Barbiero				
Adam Barbiero				
ZORA MILINCEVIC				
Edmond Tumentan				
Susan Drozko				
LYNN PHILLIPS				
IONUT STAN				
Milton Cunningham				
Doreen Ginday				
James Peters				
Megan Ryan				
Nicolas Witzel				
Matthew Fubbro				
Christina Barbaric				

I/we oppose the  
URBAN HAMILTON OFFICIAL PLAN AMENDMENT (FILE NO. UHOPA-18-013)  
ZONING BY-LAW AMENDMENT (FILE NO. ZAC-18-034)

NAME				
<i>Janet Bachman</i>				
<i>Frank Jankov</i>				
<i>Sing Guo</i>				
<i>Bill Morgan</i>				
<i>A. Walcott</i>				
<i>Kyle Denver</i>				
<i>Ashley Sardo</i>				

I/we oppose the

URBAN HAMILTON OFFICIAL PLAN AMENDMENT (FILE NO. UHOPA-18-013)

ZONING BY-LAW AMENDMENT (FILE NO. ZAC-18-034)

NAME	
Tara Gasparik	
Stephen Green	
JOE NEZIL	
Jen Ryell	
Kelly Hill	
Katherine Luna	
Rick Belford	
Alyssa Belford	
G. HAMLYN	
L. MELTON	
Smider	
L. DeRubeis	
MARISA FIORINO	
HENRY KAMPHUIS	
Margaret Foster	
Katharine King	
Ka Byli	
PAUL BOWEN	
Jing Liu	
Kim Turner	

**From:** [REDACTED]  
**Sent:** August 31, 2018 4:58 PM  
**To:** Vrooman, Tim <Tim.Vrooman@hamilton.ca>  
**Subject:** File zac-18-034

Dear Mr Vrooman

I wish to oppose the application to rezone 461 Green Rd. I believe adding 264 apartment units along with the other high density dwelling that has already been approved along Green Rd and Frances Ave as well as Millen Rd will greatly change the neighborhood. This is too much high density dwelling for such a small area that is essentially cut off from the rest of Stoney Creek by the highway.

Please remove my personal information.

Sincerely

[REDACTED]

Sent from my Samsung Galaxy smartphone.

**From:** Lakewood Beach Community Council  
**Sent:** August 20, 2018 7:54 AM  
**To:** Rybensky, Yvette  
**Cc:** [steve.robichaud@hamilton.ca](mailto:steve.robichaud@hamilton.ca); Fabac, Anita; [jason.thorne@hamilton.ca](mailto:jason.thorne@hamilton.ca)  
**Subject:** 461 Green Road - Notice of Complete Application

Good Morning Yvette,

I heard on the weekend that a Notice has gone out. Our records indicate that we haven't been advised.

Can you please look into this & advise why?

To refresh your memory, this is the property that we inquired about back in October 2017 as to whether a Formal Consultation had occurred. We were advised no. Therefore, can you please also advise when the Formal Consultation meeting did occur?

Lastly, although the Planning Act includes the minimum requirements for Notification, we understand that the Planning Department can use their discretion to increase the area to include property owners that will be impacted. You may recall that Cambridge Planning Dept did that on occasion as confirmed by their Head of Planning. Considering this is our only commercial/convenience store within walking/cycling distance of thousands of residences, we would respectfully request that the distribution area be increased to include all property owners north of the QEW from Grays Road to Fruitland Road.

Thank you,

Viv / Anna/ Nancy  
Lakewood Beach Community Council

**From:** Lakewood Beach Community Council <[REDACTED]>  
**Sent:** March 12, 2019 10:26 AM  
**To:** Vrooman, Tim <Tim.Vrooman@hamilton.ca>  
**Cc:** DL - Council Only <dlcouncilonly@hamilton.ca>  
**Subject:** 461 Green Road - Public Notice Board - Road Less Travelled

Morning Tim,

Ran into a few people at the corner store who weren't aware this store is slated to close and a 14 storey apartment built in it's place. This is the 3rd case in our area of a Public Notice board being installed where the least amount of foot traffic occurs.

We're copying in all of Council, should someone wish to provide direction to Staff, that rather than simply checking a box, Staff should be providing the application with the the location of all Public Notice boards city-wide going forward, in order to ensure it meets the intent of providing the Public with notification of applications & dates of Public Meetings.

In this particular case, the sign is posted on the North Service Road facing the south vehicular traffic (co-incidentally beside the alleged illegal advertisement billboard).

It is reasonable to assume, the 'public' while travelling at 80km/hr are not able to read the Public Notice board.

The plaza faces east, the sidewalk is on Green Road, and the entrance to the plaza is on Green Road. The sign should be on Green just north of the entrance.

Allowing the sign to continue to be located on NSR (and eventually updated with the date of the Public Meeting / Planning Committee) undermines the regulations in the Planning Act in our humble opinion and should be addressed.

Respectfully,

Viv  
Lakewood Beach Community Council