



Via: Email

July 22, 2019

City of Hamilton
71 Main Street West, 5th Floor
Hamilton, ON L8P 4Y5
ATTN: Trudy Kennedy, Senior Project Manager
Development Planning, Heritage & Design – Rural Team

RE: Application by Urban in Mind c/o Terrance Glover for an Official Plan Amendment and Zoning By-Law Amendment for Lands Located at 3140-3150 Binbrook Road, Glanbrook
Files: ZAC-19-039 and UHOPA-19-010

Dear Mrs. Kennedy,

On behalf of Losani Homes, I am writing regarding the proposed development at 3140-3150 Binbrook Road by Urban in Mind c/o Terrance Glover.

The applicant is proposing a development with an increase in density to 48 units per hectare to permit townhouse dwellings where they are currently not permitted. The proposed development also requires a change in zoning from existing residential to a multiple residential zone. A total of 36 townhouse units are currently proposed with 2 single detached dwellings. This development abuts parcels of land awaiting future development as part of Losani Home's established Woodview Estates Phase 1 Subdivision to the North.

Our concern is that the development as currently proposed is not consistent with development of the surrounding neighborhood. Specifically, the current concept is proposing development of previously serviced lots as part of the existing Woodview Estates Subdivision and the provision of a private road through these lots. Additionally, the applicant is assuming acquisition of our lands to facilitate this proposal. Townhouse dwelling units are being proposed where the existing subdivision was drafted to facilitate the continuation of the single detached building typology fronting Valiant Circle.

The current proposal is not consistent with the surrounding neighborhood and presents a development scenario that assumes acquisition of adjacent lands while conflicting with existing infrastructure and services. Alternate, more viable planning alternatives should be considered to preserve previous planning considerations for these lands. Losani Homes is opposed to the current applications as submitted.

The request of Losani Homes is that the applications as submitted be reviewed to facilitate an alternate, more viable development scenario for these lands. The attached alternate development concept proposes 32 townhouse dwelling units as well as the provision of 2 single detached homes and 2 semi-detached dwelling units on Losani lands. Access will also be provided for the proposed private road through Losani lands. This concept provides an opportunity for the applicant to proceed with the general

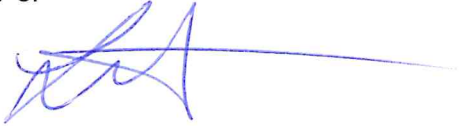
intent and scope of their development while incorporating consideration for the established neighborhood to the North.

Should you have any questions or concerns, please do not hesitate to contact me.

Regards,

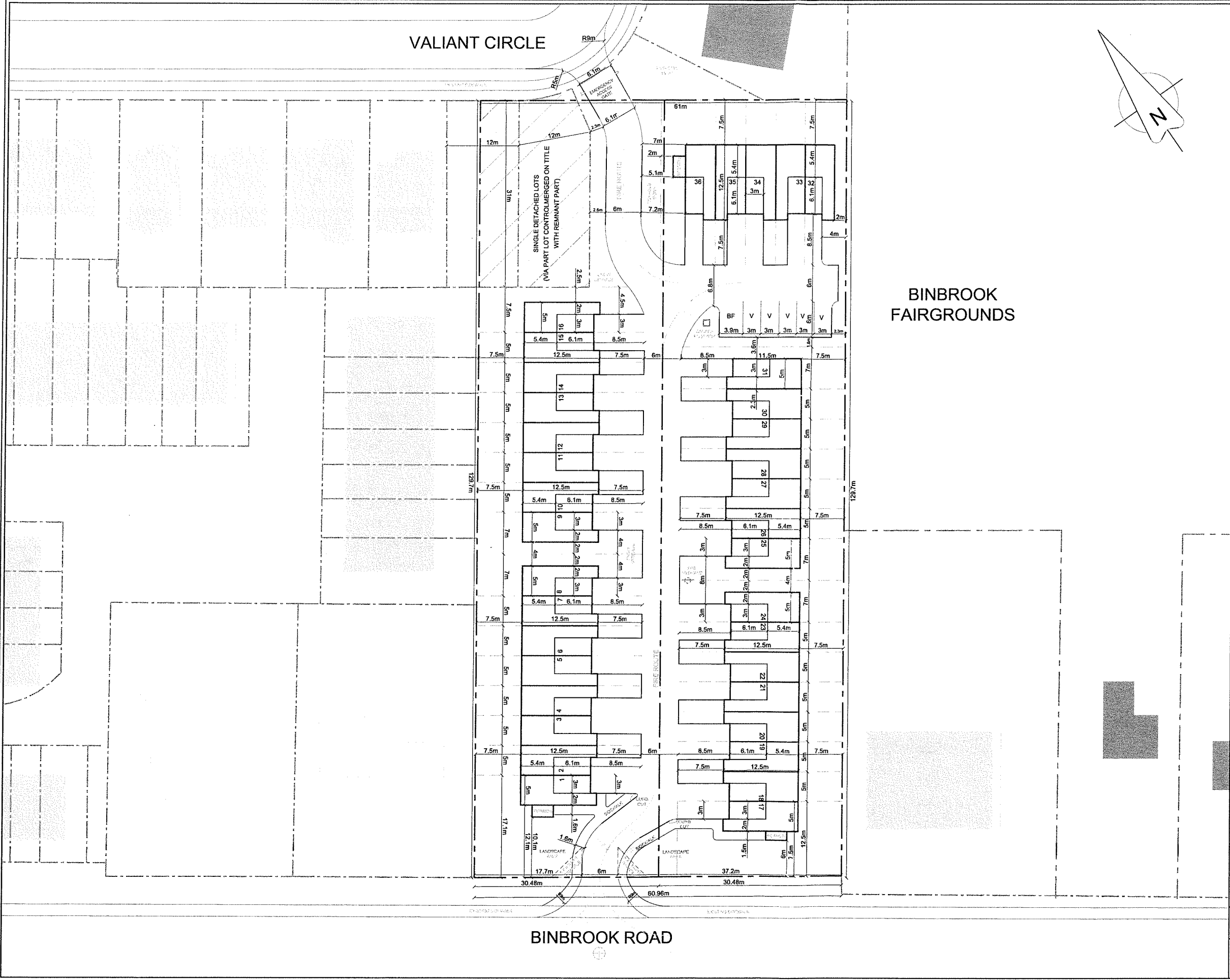
LOSANI HOMES (1998) LTD.

Per

A handwritten signature in blue ink, appearing to be 'L. Roberts', with a long horizontal line extending to the right.

Lorraine Roberts
Manager of Land Development

cc: W.Liske, Vice President & Chief Legal Officer, Losani Homes



CONCEPT DEVELOPMENT 'A'

3140,3150
BINBROOK ROAD
HAMILTON, ONTARIO

3140 BINBROOK RD - 3953.27 m ²
3150 BINBROOK RD - 3953.27 m ²
ADDITIONAL LANDS - 201.26m ²
TOTAL SITE AREA - 8107.8 m² (0.81 ha) - 100%
SINGLE DETACHED - 572.88 m ² (0.06 ha) - 7.1%
TOWNHOUSE - 7534.92 m ² (0.75 ha) - 92.9%

Total Townhouse Site Area - 7,534.92 m² - 100%
Building Coverage - 2,162.29 m ² - 28.7 %
Asphalt Area - 1,976.9 m ² - 26.2 %
Landscaped O.S. - 3,395.73 m ² - 45.1%
Total Units Proposed - 36 units
Density - 47.8 units / ha (Max 40 u/ha)

ZONING - RM2	REQUIRED	PROVIDED
Min. Lot Frontage	7.0 m	5.0 m
Min. Lot Area	210 m ²	137.2 m ²
End Unit Ø Street	270 m ²	188.2 m ²
End Unit - Street	360 m ²	343.1 m ²
Max. Lot Coverage	35%	28.7 %
Min Front Yard	7.5 m	7.5 m
Min Side Yard		
End Unit Ø Street	2.0 m	2.0 m
End Unit - Street	6.0 m	6.0 m
Min. Rear Yard	7.5 m	7.5 m
Min. Landscaped O.S.	30 %	45.1 %
Parking	72 Spaces	78 Spaces

NOTES:
DRAWING IS FOR DISCUSSION PURPOSES ONLY
AND IS NOT CREATED FROM A LEGAL SURVEY

PARKING REQUIREMENTS
36 UNITS X 2 = 72 SPACES

ALL UNITS ARE WITHIN 90m OF ON SITE FIRE
HYDRANT

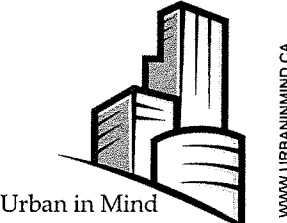
CONCEPT SITE PLAN
FULL SITE DEVELOPMENT

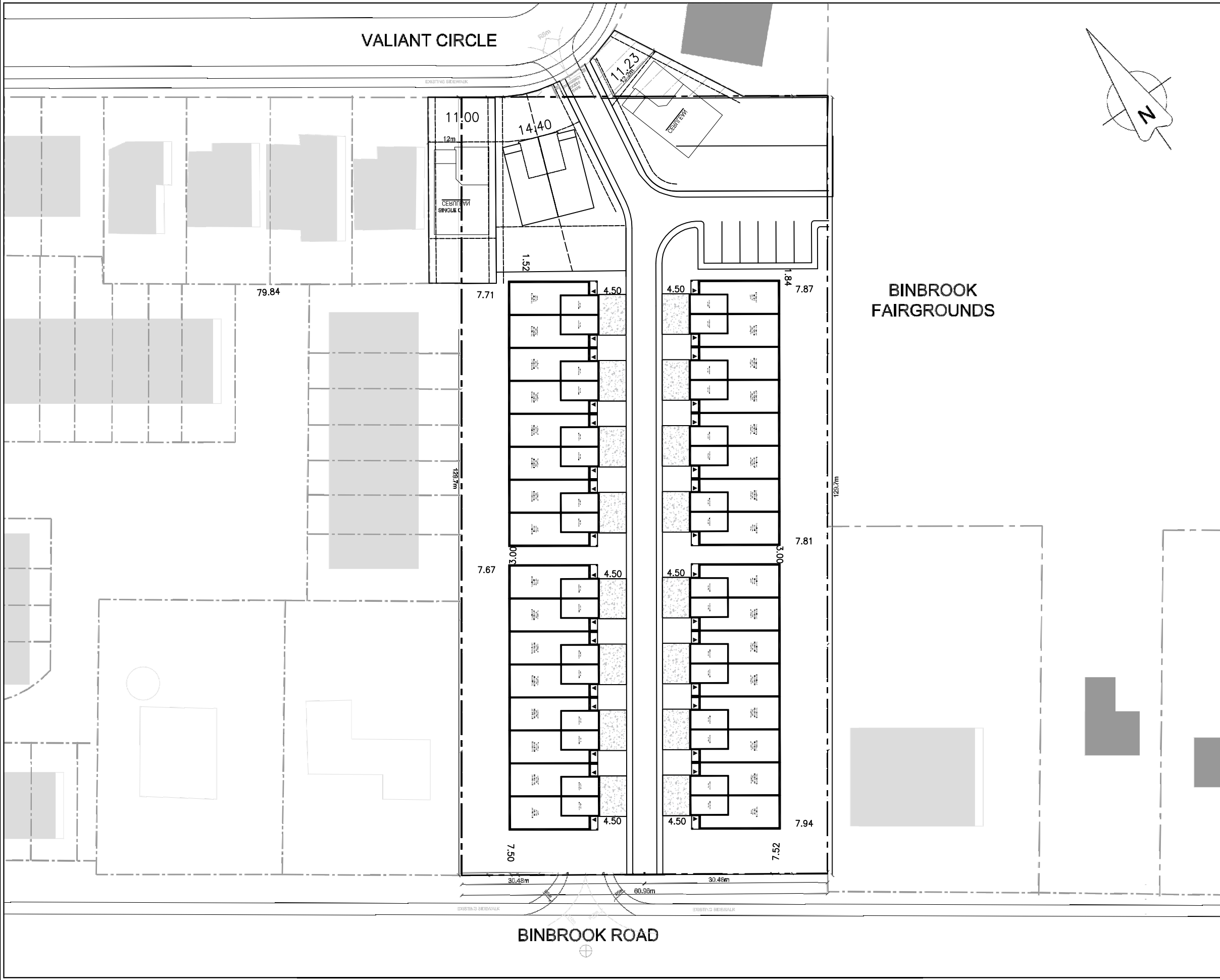
JOB ID: 2018_12

SCALE: 1:300
WHEN PRINTED ON 22 X 34

APRIL 15, 2019

DRAWN BY: S.C.
REVIEWED BY: T.G





CONCEPT DEVELOPMENT 'B'

3140,3150
BINBROOK ROAD
HAMILTON, ONTARIO

3140 BINBROOK RD - 3953.27 m²
3150 BINBROOK RD - 3953.27 m²
ADDITIONAL LANDS - 181.52 m²
TOTAL SITE AREA - 8,088.06m² (0.81 ha) - 100%
SINGLE DETACHED - 1,393.78 m² (0.13 ha) - 17.2%
TOWNHOUSE - 6,694.28 m² (0.67 ha) - 82.8%

Total Townhouse Site Area - 6,694.28 m² - 100%
Building Coverage - 1,918.0 m² - 28.6 %
Asphalt Area - 1,639.95 m² - 24.5 %
Landscaped O.S. - 3,136.33 m² - 46.9%
Total Units Proposed - 32 units
Density - 47.8 units / ha (Max 40 u/ha)

ZONING - RM2	REQUIRED	PROVIDED
Min. Lot Frontage	7.0 m	5.0 m
Min. Lot Area	210 m²	137.2 m²
End Unit Ø Street	270 m²	188.2 m²
End Unit - Street	360 m²	343.1 m²
Max. Lot Coverage	35%	28.6 %
Min Front Yard	7.5 m	7.5 m
Min Side Yard		
End Unit Ø Street	2.0 m	2.0 m
End Unit - Street	6.0 m	6.0 m
Min. Rear Yard	7.5 m	7.5 m
Min. Landscaped O.S.	30 %	46.9 %
Parking	64 Spaces	68 Spaces

NOTES:
DRAWING IS FOR DISCUSSION PURPOSES ONLY
AND IS NOT CREATED FROM A LEGAL SURVEY

PARKING REQUIREMENTS
32 UNITS X 2 = 64 SPACES

ALL UNITS ARE WITHIN 90m OF ON SITE FIRE
HYDRANT

CONCEPT SITE PLAN - FIRE EXIT
FULL SITE DEVELOPMENT

JOB ID: 2018_12
SCALE: 1:300 WHEN PRINTED ON 22 X 34
JUNE 10, 2019
DRAWN BY: S.C. REVIEWED BY: T.G



RE: Notice of Complete Applications by Urban in Mind, c/o Terrance Glover for an Official Plan Amendment & Zoning By-law Amendment for Lands located at 3140 – 3150 Binbrook Rd., Glanbrook. Files: ZAC-19-039 and UHOPA-19-010

We are opposed to the proposed development for the following reasons:

1. Egress onto Valiant Circle.

- a) We currently have 65 homes, 8 freehold lofts and 6 freehold townhomes fronting onto Valiant Circle. The majority of these homes have 2 plus vehicles, all accessing one egress to Fall Fair Way. Additional vehicular traffic from this townhouse proposal will negatively impact the one Valiant Circle egress to Fall Fair Way.

The proposal shows egress to Binbrook Road which, in our opinion, is sufficient for this proposed development. There is no need for a second egress onto Valiant Circle.

- b) Excluding the inside curves which are marked with no parking signs, parking is permitted on both sides of the street. When vehicles park on both sides, especially close to the Valiant Circle/Fall Fair Way entrance to the subdivision, only one vehicle can enter/exit at a time, with an oncoming vehicle pulling over to allow the first vehicle to pass. Currently that is the situation for half of the distance from the entrance to Valiant Circle to the curve of the proposed development egress. With the proposed egress to Valiant Circle, the vehicle overflow from townhouse residents and visitors will result in additional parked vehicles on Valiant Circle, increasing the above mentioned issue further down Valiant Circle towards the area of the proposed egress.
- c) Binbrook does not have bus service and the majority of residential homes have 2+ vehicles. The expectation that residents will park their vehicles in their garage and driveway is not occurring and is the reason why Binbrook has such a parking problem, especially in areas of townhouse complexes (ie. the entrance area of Valiant Circle where the 8 freehold lofts and 6 freehold townhomes exist is a bottleneck).

2. Amending the existing "Low Density Residential 2e" zoning designation.

- a) The original builder's subdivision plan showed three single dwellings with driveways fronting onto Valiant Circle. However, the builder was not successful in securing the necessary property from the past owners of 3140 & 3150 Binbrook Road to build these three single family dwellings fronting onto Valiant Circle.

Our understanding is that there are now two land owners for the stretch of property running from Binbrook Road to Valiant Circle. This complicates the completion of lands fronting onto Valiant Circle as it's the area of the dual ownership. In speaking with Planning staff, we were informed that one of the proposed single dwellings fronting onto Valiant Circle can be built but the second cannot as it is affected by joint land owners and is only a concept at this time.

- b) There is a small section of land to the east of the proposed Valiant Circle egress that we believe is owned by the initial builder of the subdivision. It is separated from this development resulting in a patch of non-maintained land. The single dwelling that is only a concept at this time results in a second patch of land to the west of the Valiant Circle egress that remains vacant and non-maintained. Currently nearby homeowners have been mowing the lawns however, the sidewalks were not cleared throughout the winter. Blocks of non-developed lands remain an eyesore and this proposed development compounds the situation.

An egress, one single dwelling being built, a vacant lot until land ownership can be resolved does not ensure a continuance of existing build form, established streetscape and neighbourhood character that respects the scale and character of the existing neighbourhood.

The Low Density Residential 2e Zoning Designation needs to remain, ownership of lands resolved to accommodate the building of three single dwellings with driveways fronting onto Valiant Circle.

3. Lot sizes (36') for the two proposed single dwellings fronting Valiant Circle
- a) Minimum lot sizes in current subdivision is 40'. There is only one at 40'. Rest are 42' up to and including 52'. Two proposed lot sizes of 36' does not ensure a continuance of established streetscape and neighbourhood character that respects the scale and character of the existing neighbourhood.
4. Increasing density from a maximum of 40 units/hectare to approximately 48 units/hectare
- a) Approximately 36 townhomes on the subject lands is over intensification. There is no open green space for children. It is wall to wall townhouses and driveways which does not ensure continuance of established streetscape and neighbourhood character that respects the scale and character of the existing neighbourhood.

NOTE:

This is the second application where a different builder proposed egress onto Valiant Circle. The other development at the corner of Binbrook Road, Fall Fair Way and Valiant Circle came before the Planning Committee some time ago. After hearing the concerns from the residents, and through further consultation with the builder and City staff, the builder amended his initial proposal to eliminate the egress onto Valiant Circle. Perhaps in this situation, involvement by City staff and the two owners of the property could result in a favourable solution as well.

Please add us to the contact list for future mailings and updates as it relates to this application.

Thank you

[REDACTED]
[REDACTED]

c.c. Councillor Brenda Johnson

Baldassarra, Alaina

From: [REDACTED]
Sent: July 30, 2019 3:27 PM
To: Baldassarra, Alaina
Cc: Johnson, Brenda; [REDACTED]
Subject: Binbrook Development and Zoning Variation Application/Proposal

Hello Alaina:

We have been advised by neighbours in our "community" of a pending application, I believe the reference numbers are ZAC-19-039/LIHOPA-19-010.

If this information is not correct, the development proposal in question is the construction of 38 or more townhomes with access points onto Binbrook Rd. and Valiant Circle in Binbrook.

We would like to receive a "hard copy" of this proposal, variance application, etc. for our review.

We find it surprising that a notification mailing has apparently gone out on this but has reportedly been restricted to 120 residents which is a little ludicrous since the proposed access onto Valiant Circle impacts approximately 70 homeowners, most of whom are oblivious to this undertaking.

Thank you for your anticipated response on this matter.

Yours truly,

[REDACTED] Y,
[REDACTED]
Binbrook, ON

Sent from [Mail](#) for Windows 10

Baldassarra, Alaina

From: [REDACTED]
Sent: July 31, 2019 6:48 PM
To: Baldassarra, Alaina
Cc: Johnson, Brenda
Subject: Town house development in Binbrook off Binbrook Rd

Hello Alaina

Hope you enjoyed your vacation. It has been brought to my attention by one of our neighbors that the proposal for the townhouses that are being built on Binbrook Road adjacent to the ones at Binbrook Rd and Fall Fairway are planning on allowing access via Valiant Circle. As a residents of Valiant Circle we do not want access either by car or by foot to those townhouses from our street. We already have problems with parking on the streets from the current town houses on Valiant Circle and the access for these new townhouses to Valiant Circle will increase this problem even more. If the idea is that these townhouses will be able to accomodate the vehicles the residents will own there is no need for them to have road or foot access to Valiant Circle. We purchased our house 12 years ago with the understanding that the 3 vacant lots on our street would accomodate 3 houses not access to 36 townhouses.

I know the rest of my neighbours feel the same way and we are all encouraging everyone to write to you to Express our displeasure with this proposal.

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Baldassarra, Alaina

From: [REDACTED]
Sent: July 31, 2019 7:16 PM
To: Baldassarra, Alaina
Subject: Road Access Concerns

Attention: Ms. Baldassarra

It has come to my attention that the City of Hamilton planning committee is considering approving new road access to Valiant Circle in Binbrook.

As a resident of Carver Drive, I am writing this letter to express my EXTREME concern and disbelief with this plan.

When we purchased our home in 2009, the City residential plan was approved for single story retirement homes along Valiant Circle and Fall Fair Way. AFTER all lots had been purchased and homes built, the City changed their plan and scrapped the retirement community in favour of high-density three-story homes ... much to the dissatisfaction of the home owners in the neighbourhood. Despite our best efforts to stop this poorly planned and "sneaky" development, the monster homes were built.

With the completion of these homes, came the anticipated problem of higher traffic and parking issues. Valiant Circle was never intended to have two entry/exit points. The roads and sight lines for increased traffic and parking caused by the multi-plex have already caused dangerous visibility levels with the necessity for these home owners to find street parking as there is not enough within the complex.

I implore the City planning department to STOP the proposal of through traffic entering Valiant Circle. The home owners have already had to endure and live with the consequences of the City changing site plans AFTER the development was complete. To make further changes that will cause MORE stress for parking and dangerous conditions to a highly populated child area, within the local school's safe-walking zone would be irresponsible on the part of the planning department.

Please forward my concerns to the appropriate department. I will also be voicing my concerns to Brenda Johnson.

With Thanks,

[REDACTED]
[REDACTED]
Binbrook

Baldassarra, Alaina

From: [REDACTED]
Sent: July 31, 2019 8:24 PM
To: Johnson, Brenda; Baldassarra, Alaina
Subject: Proposed Binbrook rd townhomes

Hi Alaina,

I was told you were the person to get in touch with regarding my concerns over the proposed townhomes that are meant to be going in along Binbrook road and that will be adjacent to my street, Valiant Circle. I'm under the impression from what I've seen online etc. that there will be road access into this development from Valiant circle. I'm strongly opposed to this idea seeing as since there is meant to be 30 plus units going in, this will result in much more traffic along Valiant Circle. Not to mention to overflow of cars parked from the development onto Valiant Circle/Carver. There is already too many cars parked on Valiant Circle due to the existing townhomes already in place. This is already resulted in difficulty navigating the street when driving as well as less vision when riding bikes etc.

I know myself and many other people in the neighbourhood are strongly opposed to road access onto Valiant Circle from this proposed development. If you could have the developer/city reconsider this as an option it would be greatly appreciated by all of us.

Thanks.

3140 and 3150 Binbrook Road - Virtual Neighbourhood Meeting January 26, 2021

Question Number	Question Details
1	Are these 3 story units?
2	Are there any applications that will be made to the City to put more units in above the 24 + 3 homes on Valiant or is this plan firm? part 2 - same area of questioning. Will there be any applications made to try and scrap the three homes on Valiant Circle and try and make them towns...or is this firm?
3	Are you able to disclose the builder? (I.E. Losani?)
4	Are the 3 storey homes back to backs?
5	Will the vehicles be able to turn left(east) and right (west) out of the subdivision or will the median be extended to prevent east turns? Any truning lane on binbrook road for this?
6	Why would someone want to purchase a single home when there backyard faces a 3 story home? These 3 story homes are an eyesore. Can Brenda Johnson explain to us why these cannot be 2 story units?
7	Is it possible for the row of towns that would be the backyard to the singles to be 2 stories as opposed to 3 stories towering over backyards?
8	Has a swept path analysis been completed for large design vehicles expected to use the site (Waste collection, moving trucks and fire truck design vehicles)
9	Will the houses be built to match the neighbourhood or will there be a different design?
10	are there plans for the 3 storey towns to have balconies ? on front or back of home?
11	I know the builder for the 310 Fall Fairway build designed the site to ensure that anything backing onto the exisiting 2 story residential homes was 2 stories for asthetics. Is this an option?
12	Based on the traffic studies why are large trucks still accessing the binbrook road on a regular basis like logging & oil trucks when there are signs to the contrary at the insection of RTE 56 and rte 65 saying no trucks ? noise and traffic is definitely already increasing
13	Parking is a huge issue around Binbrook. Brenda Johnson will confirm this :) The area houses and towns are all built to code but parking problems are all over. Ask anyone that lives in the area. Is the builder prepared to actually build houses that fit vehicles or stick to minimum code? The visitor spots will be full by people living in the homes.....the visitors will park on streets and block fire routs.
14	Who is currently responsible for the oversight of the property and the tenant?
15	Who can we contact regarding the current tenant?
16	What is the next step... will we be able to know what the next public meeting is at city hall??
17	when might the singles on valant be built?
18	What is timeline for building the 3 residential houses
19	Do the current residents at 3140/3150 have a move out date ?
20	Does the owner also own the small parcel of land directly east of the last single dwelling on Valiant Circle?
21	That's correct east of lot 52
22	who owns the small parcel?

I Brian Kaufman gave the developer to build at least 8 custom homes instead of 36 townhouses. On Kaufman Drive I put up 8 single custom homes on the property which I owned. After the developer put a street in on his property it's about the same size as mine. The reason I built single family homes is it blended with the homes all ready built across the street from my property. The people that all ready lived on Kaufman Drive personally came and told me how much they appreciated what I did by building homes that blend with theirs. Also this going to increase traffic on Birnbrook Rd. which is very busy now. With 36 townhouse average two cars to home = 72 more cars compared

(over)

to 5 homes - to have these
planners always say there
enough parking on the site
but it never works. The over
load of cars then go to
the side streets. This is
something people in townhouses
that already live here
will tell you. I am not
opposed to developer
developing the land but
I think single family homes
are more fitting

