

From:

Sent: September 26, 2021 4:58 PM

To: Van Rooi, James <James.VanRooi@hamilton.ca>; john_paul.danko@hamilton.ca

Subject: ZAC-21-036

[REDACTED]
Hamilton, [REDACTED]

Dear Mr. VanRooi and Mr. Danko

Listed below are opinions concerns regarding the above-mentioned zoning change to our neighbourhood.

The proposed townhouses will create chaos to this neighbourhood:

1. The bulk of neighbourhood traffic uses Rosehill Avenue as the main access point to West 5th to avoid the stoplight at Chester and West 5th. Currently it is atrocious trying to get down this street due to the vehicles parked on the street and the current traffic.
2. The proposed 9 townhouses will have one car driveways and garage!! We all know most families park the second or third car on the street, even if there is additional parking. Visitors will primarily park on the street as well. Rosehill Avenue is a very short street, and you can imagine the extra traffic congestion the townhouse will generate. Once the winter season commences and if there is snow removal - this area will become a true nightmare.
3. Currently, we are not seeing the full volume of traffic on Rosehill Avenue, as the Springvalley Condominiums units are not occupied as of yet. The Springvalley Condos will add 98 more vehicles, not including service and visitors, to the current traffic volumes on Rosehill Avenue.
4. Rosehill hosts two school bus stops at either end of Rosehill Avenue that already generate blockages and delays during the rush hour.
5. The traffic on West 5th will also be increasing as the condominium and the townhouses south of Stone Church Road West become occupied making access from Rosehill onto West 5th Street even more challenging.
6. People living on West 5th Street cannot park on that street and, as a result, 2/3 cars from West 5th Street houses regularly park on Rose Hill Ave.
7. There are three community mailboxes on Rose Hill Avenue so there is traffic flow of the community also stopping to get their mail.
8. The Alderman's Office has shared that we have already reached maximum urban density for the specific neighbourhood.
9. In short, Rose Hill Avenue will become more of a bottle neck/parking lot than it already is.

In addition to the traffic concerns, there are some supplemental issues that will be created by the construction of the townhomes

1. Two years of construction, road closures and noise, while the townhomes are under construction.
2. The reduction of privacy for those who back on to the townhouses.
3. The aesthetics of the neighbourhood will be lost forever, when you or your friend drive into the neighbourhood, the high density townhomes will be the first thing you see.
4. This will certainly drop property values, as opposed to having the developer build two beautiful \$1 million homes on the lot, thus maintaining the original charm of the neighbourhood, and its value (this point is not a priority for the City, but it is important to those in the community).
5. The community has accepted its share of high density intensification 200 feet away away from Rose Hill Ave as the bird flies, or just around the corner that includes the 48 unit condominium, 11 sets of semi-detached homes (22 semi detached units), and two rows of 8 townhouses (16 townhouse units), all built over the last 5 years on Springvalley Crescent.
6. There is a home daycare at Annabelle and Rose Hill Avenue.
7. Winter will only worsen the congestion for snow being put on the road reducing lane availability.

These townhomes simply cannot commence and we want to put a stop to this being approved! Please advise receipt of this email and we thank you for your time.

From:

Subject: re zoning by-law File ZAC-21-036

Date: September 15, 2021 at 12:28:48 PM EDT

To: james.vanrooi@hamilton.ca

Hello,

I wish to express my contestation/appeal of Zoning By-Law amendment File No. ZAC-21-036. As a resident and home owner on Rosehill Ave I do not wish to have a large multi unit town house complex built across the street from my house as it is a quiet and high value street. Having a row town house built directly across the street from my house will decrease my property value significantly and increase traffic as well as noise both by construction and after due to significant multi unit dwelling. I am adamantly opposed to the building of town houses on Rosehill Ave.

Thank you

[REDACTED]
Hamilton [REDACTED]

* please do not include/remove my personal information from this statement/communication

From:

Sent: September 30, 2021 1:55 AM

To: Van Rooi, James <James.VanRooi@hamilton.ca>

Cc: John.paul.Danko@Hamilton.ca;

Subject: ZAC-21-036 866 West 5th Zoning Application

Hi James,

RE: **ZAC-21-036**

I am writing you to express my deep opposition to allowing the zoning change from AA (Agricultural) District to a RT-30/S (Street Townhouse) District, Modified and rezoned from the "C" Urban protected Residential District to "RT-30-" Street Townhouses.

I grew up on 125 Annabelle Street. I have lived in this neighborhood since 1970, and I have witnessed a great many changes. I moved back to the neighborhood twelve years ago, to support my parents as they were getting on in years. Currently, 125 Annabelle Street and 866 West 5th are two of the last remaining unaltered, full sized lots.

I now reside at [REDACTED] Avenue whereby my property forms an L-shape with my parent's property. I am also directly across from 866 West 5th. I knew Mrs. Brown, the owner of the property, for fifty years, before she sold it to the current developer.

As bit of history, I knew Mrs. Rosemary Hill, who was my best friend's mom, for whom Rosehill Avenue is named. It's funny, but when I was a boy, and sitting with Hyland Hill, my best friend, in his back yard, I never thought I would end up living in his backyard. (I digress...)

I realize that the builder has applied for the zone changes, and as such, I understand that you must apply diligence and due process to review the request and determine whether it is something that will fit the neighborhood. The simple fact that the developer must go through two zoning changes, both from "AA" and "Protected C" would immediately suggest it does not fit the neighborhood. As I understand it, "Protected C" means primarily single-family dwellings and service buildings such as, care facilities, similar to the one on the corner of West 5th Street and Chester Avenue, which is a single family home.

Just a few years back, I fought to stop a builder, who intended to build four houses on Chester Avenue, between West 5th Street and Annabelle Street. We were able to have the number of houses reduced to three to keep the feel of the neighborhood, which I feel might set precedence. Mrs. Brown's old house, 866 West 5th Street, is located on the opposite side of that same block, and it seems ridiculous that we are even considering putting a row of nine townhouses on Rosehill Avenue.

Esthetically, allowing the townhome build would be a nightmare, drastically changing the look and feel of the original neighborhood. 866 West 5th, is the first property people would see when they enter our community. It would certainly not reflect the charm and heritage of single-family homes that our community is known for.

Over the past few years, we have seen a great many changes, such as the additions of the SpringValley Crescent condominiums, the semi-detached homes and townhouses located in the north/east corner of our community. These homes, while some distance away from the original neighborhood that includes 866 West 5th Street and Rosehill Avenue, have already driven up our contribution to increasing urban density. In fact, the community is now packed with the large homes, squeezed onto the smallest possible lot size. This truly becomes apparent as you move further away from the original neighborhood and into the back of the development. The homes that back onto each other on Bridgadoon and Springvalley share one yard, split in two, giving each house half of backyard. Enough is enough.

Fortunately, Rosehill Avenue still reflects the original feel of the neighborhood. The lots sizes fit the homes, and we do not quite have the jammed in feeling.

However... this will most certainly change for the absolute worst if we allow the builder to build townhouses on Rosehill Ave. The Townhomes will destroy the esthetics of the neighborhood!!

The six homes that back directly onto the proposed townhouses will have a massive loss of privacy.

There are also the issues that are derived from the build itself, a row of nine townhouses would be a major under taking, as compared to the scope of work necessary to build a couple of single family homes. There would need to be improvements made to the infra structure, and the street would certainly need to be ripped up and redone. The street is quite narrow, and as such, should be widened to allow for the parking, and the through traffic. The noise and the blockages to the neighborhood's main artery would be a nightmare.

Further to the destruction of the stately nature of our neighborhood, the townhomes will add to the already massive bottle neck our community is about to face, once the 48 units, of the Springvalley Crescent condo's become occupied. The current congestion in combination with the projected traffic, as generated by the additional 98 cars belonging to the residents of the condo (assuming two cars per household) will be too much for Rosehill Avenue. On top of this, the area by the new condo is still under construction with more homes slated to be built.

My wife Kim MacLean, had applied to the city to have an access street added at the Springvalley condos directly onto West 5th Street. However, due to the topography of the roadway, it was deemed too dangerous to implement. It was thought that the bridge over the link, on West 5th Street would create a visual obstruction making the proposed access street unsafe. It's poetic that the traffic resulting from the SpringValley Condo's, may prevent the very same contractor from building the townhouses on Rosehill Avenue. Note: Rosehill Avenue will be Condo residents closest access point to West 5th.

Rosehill Avenue is a short and narrow little street, approximately 400ft. long, which is length of just two of the original property lots. It is hard to fathom replacing the original single family home with nine townhomes. It just would not fit the look of the street.

Rosehill Avenue serves as is the main access point for all of the neighborhood traffic heading west from West 5th Street. The entire block from the Apple Orchards estates, through to Brigadoon & Garrow, right up to Springvalley all share this access point, to avoid the light at West 5th Street and Chester Avenue.

Rosehill Avenue hosts three school bus stops, which generate blockages in the morning and the afternoon.

There are also three community mail boxes on Rosehill, and another set of boxes right on the corner of Rosehill Avenue and Annabelle Street. These boxes cause people to park their cars, while they pick up their mail, which again generates more obstacles, and thus even more traffic congestion.

People living locally on West 5th Street use Rosehill Avenue for parking their extra vehicles, or even visitor parking right at West 5th Street. Again creating blockages.

Another issue that must be considered is the additional future traffic resulting from the townhouses yet to be built and the Condo building just south of Stone Church Rd W, on West 5th Street. These units once occupied will invariably increase the volume of traffic on West 5th Street, thus making it harder for the vehicles on Rosehill Avenue to get onto West 5th Street, and will, in turn, generate even longer lines of cars on Rosehill Avenue, particularly during rush hour.

Now, if we add the nine townhouses, and the eighteen cars, they will add (at two cars per household), knowing that there will be a single car garage, and a single car driveway it is very safe to assume that at least one car from each of the townhouse will end up on the street. It is human nature, and if you want an example right out of our neighborhood, you need only look as far as Brigadoon. Brigadoon is cluttered with cars on both sides of the street. A nightmare in the summer and a disaster in the winter. This will most certainly be the fate slated for Rosehill Avenue, if the townhomes are allowed.

Another factor that creates congestion and danger is the large day care which operates at the corner of Rosehill Avenue and Annabelle Street. Cars constantly stop at peak hours to drop off or pick up their children.

The community has already had its share of high density intensification in the back corner of our neighborhood, which includes the 48 unit condominium, 11 sets of semi-detached homes (22 semi-detached units), and 2 rows of 8 townhouses (16 townhouse units), all built over the last 5 years on Springvalley Cr. Even the large single family homes back there are sitting on the smallest allowable lots. As said, a number of the homes even share a backyard.

In closing, 866 West 5th Street is one of the last single family homes built on an original large lot in our neighborhood, and the charm and heritage of our community must be protected, just as the zoning states, Protected “C”. How can this neighborhood be considered to be “protected” if the first person that simply applies for a zoning change is allowed?

We welcome the developer to build 2-3 single family homes on the land. We reject his desire to ruin the neighborhood by making townhomes the first thing you see when you enter our community and making an already congested bottleneck much worse.

Thank for taking the time to hear my thoughts!

Please help us protect our Protected "C" neighborhood.

I would appreciate it if you could acknowledge that you received this email.

Warmest regards,

[REDACTED]

From:

Sent: September 26, 2021 10:02 PM

To: Van Rooi, James <James.VanRooi@hamilton.ca>

Subject: ZAC-21-036 Proposed 9 unit townhouses on Rosehill Ave.

Dear James,

My name is [REDACTED] and I live at [REDACTED] Hamilton [REDACTED] around the corner of the proposed 9 town house project. I do not agree with the proposal as it will impact the West 5th road access! I have no issue with 2 single family dwellings being built in that same area!

Thank You

[REDACTED]

From:

Sent: September 29, 2021 11:55 PM

To: Van Rooi, James <James.VanRooi@hamilton.ca>

Subject: This is in reference to ZAC-21-036

Hello

My name is [REDACTED], I live on [REDACTED] with my parents and sibling and I am writing to you as a member of this community about a possible dilemma of the building of 9 townhouses on rosehill/west 5th street. I am aware that the builder has only thus far made an application and it has not yet been approved nor denied pending on a hearing.

Please take a moment to listen to my concerns for the future of this neighbourhood. I understand that the city is becoming quite a popular region for families of different structures and values and the development of homes of any kind is vital for the growth of this community. Unfortunately this specific neighbourhood has grown exponentially and there seems to be an increase in density and traffic congestion in an area already full with single homes, townhouses, semi-detached homes and condominiums with 48 units (which has yet to be occupied).

There are several issues that have risen due to development and I would like for you to take a moment and reflect on these indicators and how it would further escalate the issue at hand. Rosehill is the

closest main street to get into Springvalley and the main point to get on West 5th in order to avoid the traffic light on Chester avenue. These are major traffic points not only for people who utilize this route for everyday agendas such as errands, work, or to get to a doctor's appointment but also for hosting TWO bus stops for children to utilize to safely return home/go to school. West 5th is already congested with traffic during rush hour as people use this route as a detour to avoid a major main road like Upper James that is heavily impacted by traffic.

Furthermore, there has been a notable increase in vehicles parked on the street of Springvalley despite these homes having garage(s) and driveway space but they are fully occupied. These spaces are even intensified on holidays and weekends when neighbours have extended families and friends over for a visit so could you imagine what it would be like once the 48 unit Condominium on Springvalley is move-in ready? Consider the amount of foot traffic that has already exceeded due to this growing community, a nearby public school with a park attached and several community mail boxes

In conclusion, I would like to see the city take action and deny the developer from building in an overcrowded neighbourhood with a small lot and avoid inflaming the issues stated above. It would be appreciated to see a revamp reduction from 9 townhouses to either single homes with adequate spacing just like the ones on Rosehill or a reduced number of townhouses.

Thank you for your time in reading this e-mail from a concerned neighbour of Springvalley

[REDACTED]

[REDACTED]

[REDACTED]

Hamilton, ON, [REDACTED]

September 27, 2021

To: James Van Rooi
Planning and Economic Development
City Of Hamilton
Re: ZAC-21-036

Dear Mr. Van Rooi,

My wife and I would like to list our concerns about the above mentioned application to re-zone.

1. By building the proposed 9 Town Houses, this will add even more congestion on Rosehill Avenue which is the main access point to West 5th Street. In short, Rosehill Avenue will become more of a bottle neck / parking lot than it already is.
2. There will be a reduction of privacy for those who back on to the townhouses.

3. The aesthetics of the neighborhood will be lost when one drives into the neighborhood and sees the high density town homes at first sight.
4. I believe the property values would drop by having 9 town houses there as opposed to 1 or 2 detached dwellings.
5. The community has accepted its share of high density intensification just 200 feet away from Rosehill Avenue. This has all taken place in the last five years on Springvalley Cr.

Sincerely,

[REDACTED]

From:
Sent: September 27, 2021 8:33 AM
To: Van Rooi, James; john_paul.danko@hamilton.ca
Subject: Opposition to Zoning application ZAC-21-036

Good Morning,

I am writing to stop application ZAC-21-036; the building of 9 townhomes on Rosehill Avenue. I live at [REDACTED], which is just around the corner from this site. In terms of traffic congestion and parking issues, this area is already quite busy. It is very difficult to travel on Rosehill with cars parked on the side of the street, and it will only get worse with adding 9 additional houses. This will mean people will be forced to park on nearby streets adding to congestion there as well. Our home constantly has cars parked in front of it, leaving us to find additional space further down the road when needed.

We have also yet to see the full impact of the Spring Valley condominium units that are currently being built. I am already quite concerned about the increase in traffic in front of my house due to these units. Many cars do not stop at the stop sign at Anabelle and Springvalley. This frightens me as a mother of young children. Adding 9 more units to the area will only exacerbate this problem. Please stop the zoning change application (ZAC-21-036.)

Sincerely,

[REDACTED]

Hamilton ON

From:

Sent: September 30, 2021 12:55 PM

To: Van Rooi, James <James.VanRooi@hamilton.ca>; John_paul.Danko@hamilton.ca

Subject: ZAC-21-036 zoning amendment

Hello Mr. Van Rooi and Mr. Danko,

I write to you as a concerned resident of the Gourley neighbourhood. I live half a block from the corner of West 5th St. and Rosehill Ave., site of the proposed zoning change that would allow a staggering 9 homes to be built on a property that currently hosts a single small-home structure. I object to this zoning change.

We see the traffic each day. There are at least 2 school buses serving high school and elementary that stop at that exact corner, and others that stop at West 5th within a half-block from there. We have to pick up our mail from the Community Mail Boxes directly adjacent to the property. Those mailboxes serve 36 different households. People frequently stop their cars there, which already creates congestion because other people park their cars on the street directly across from there. It turns the traffic flow into a one-direction-at-a-time, my-turn-your-turn narrow and dangerous tunnel where some people speed while others attempt three-point turns or U-turns. I can't imagine what this will be like when we have the burden of traffic congestion from an additional 48 condo units around the corner that are near completion.

Other parents use Rosehill daily to take their children to James MacDonald elementary. Children and dog-walkers frequently use this street on bike or on foot to access Gourley Park and Gourley Forest. Also, throughout the summer, many parents use it to take their children to play baseball and softball at Gourley Park's 4 diamonds.

Squeezing 9 units onto a property that size would violate the character of the neighbourhood. I'm confident that the builder could make plenty of profit from building, perhaps, 2 single dwellings that are consistent with the history and current lifestyle of the neighbourhood. Beyond that, building 9 units would create a "Toronto-style" parking situation on the street that would be both an eyesore and a hazard.

I wish the builder success with their enterprise, but please help them choose quality over quantity,



From:

Sent: September 30, 2021 6:24 PM

To: Van Rooi, James <James.VanRooi@hamilton.ca>

Subject: Concerns regarding a proposed zoning change

Good evening,

We are writing to express our concern with the zoning change proposed for Rosehill Avenue off of West 5th avenue on the West Mountain (ZAC-21-036). This zoning change is related to a

builder's application that would see a single-family lot turned into nine (9) two-storey street townhouse dwellings. These townhouses will have a single car garage and one driveway parking spot.

We have several concerns, but the most essential concern is the congestion of traffic and street safety. We live a block away from the proposed zoning change, and we have already contacted the city regarding the amount of traffic in the area and the lack of speed bumps to reduce speed. The city has recently removed the posted 40km signs in the area, and traffic has increased and is getting out of hand. With a young child, we are concerned with the increase in traffic that will be accessing the neighbourhood off of West 5th. There is already a small condominium complex that has been added in the middle of a single-family home area which will only have access from inside the neighbourhood (not off of West 5th where an access point could easily be added). Adding an additional nine houses in the place where only one house exists now will only increase the amount of traffic coming in and out of the neighbourhood. As it stands, Rosehill Avenue is a small street with minimal street parking. There are mailboxes along the street as well as school bus stops. During rush hour, this street is extremely congested already. Not to mention that in the winter it is sometimes unpassable for two cars at a time. With the additional vehicles from the proposed townhouses, this street will not only become further congested, but extremely dangerous for drivers and pedestrians.

We have other concerns such as the aesthetics of the neighbourhood, property values, and the construction and upheaval from the one road off of West 5th to get into the neighbourhood, just to name a few. However, at this point, the safety of our family getting to and from our house is paramount. I hope that the city will strongly consider the concerns of the neighbours before making a final decision on this zoning change. I request that our concerns get shared, but that our names and address remain anonymous and not be published in the final report to staff.

Thank you,

[REDACTED]

From:

Sent: September 27, 2021 4:27 PM

To: Danko, John-Paul <John-Paul.Danko@hamilton.ca>

Subject: TOWNHOUSE ON ROSEHILL AVE. ZAC-21-036

hi Mr. Danko: my Name is [REDACTED], I live on [REDACTED] by Rosehill Ave. My phone [REDACTED]

Reference: ZAC-21-036

ENOUGH IS ENOUGH! Since I moved into this area, the builders added townhouses, semi-detached houses and new condominiums. This area is supposed to be single family homes!

Adding 9 townhouses on a short street will drastically increase traffic congestion in my community. I have already complained about the traffic flow on Springvalley Cres. and West 5th Street. Adding more

townhouses on Rosehill Ave. (a very short street) will push an already congested street passed its limit. COME BY & HAVE A LOOK!

School buses stop at Rosehill twice a day & parents park their cars close by to pick up.

People from Brigadoon (a long street) area use Rosehill Ave. to access West 5th too.

I STRONGLY OPPOSE BUILDING 9 TOWNHOUSES ON ROSEHILL AVENUE!!!

Thank you for your attention!

From:

Sent: September 30, 2021 10:25 PM

To: Van Rooi, James <James.VanRooi@hamilton.ca>

Subject: ZAC-21-036

Hi James,

I would like to comment on townhouses proposed for West 5th street - I EXPRESSLY REQUEST THAT THE CITY REMOVE MY PERSONAL INFORMATION THAT WOULD PUBLISHED ON THE CITY WEBSITE.

I am concerned that this increased housing will increase even more traffic in a very busy area and make it even more difficult to turn onto West 5th and for cars to pass as it is one of the main ways in and out of the neighborhood. I also think cars cannot be parked on Rosehill if this development proceeds. Thanks for your time,

From:

Sent: September 26, 2021 5:25 PM

To: john_paul.danko@hamilton.ca

Cc: Van Rooi, James <James.VanRooi@hamilton.ca>

Subject: ZAC-21-036

I DO **NOT APPROVE** of this townhouse complex application on Rosehill Avenue. I have various concerns including traffic, road closures, noise and the aesthetics of the neighborhood changing (over 30 years of changes starting with sewers and greenery being destroyed to build an ongoing survey). This will also drop our property values and I am positive we have already reached our maximum urban density for this area.

Please help our neighborhood - we are counting on you as our alderman to back us on this very important issue.

[REDACTED]

From:

Sent: September 15, 2021 10:29 AM

To: Van Rooi, James <James.VanRooi@hamilton.ca>

Subject: ZAC-21-036

James Van Rooi,

I am responding to Zoning By-law amendment Application ZAC-21-036. I have been a resident in this area since 1985 when septic was only available to this community. Since then, I have seen a "country atmosphere" where there were abundant trees and 1/2 acre properties change to a "city atmosphere" that has properties severed and houses and townhouses built now for approximately the last 20 years. Although I realize that this was inevitable, it is still very unsettling and a huge life change for me and my neighbours. Now that it finally seems to almost come to an end we are again hit with another development of townhouses that will devalue our properties and again increase the traffic and noise in this area. As it is, we do not have enough roadways leading to the main intersections that I think was overlooked when the housing developments began and as a result traffic in the surveys has increased immensely.

We would very much like to keep this a residential area and hope that Council will agree with us. Could you please submit this as a written comment to the Department as part of the report made available to the general public. Please remove my personal information.

Thank you.

From:

Date: September 27, 2021 at 1:50:04 PM EDT

To: james.varooi@hamilton.ca


Cc: john.danko@hamilton.ca

Subject: ZAC-21-036 zoning application Rosehill Avenue

Adding 9 townhouses on this already short street will cause more traffic congestion. It's hard enough gaining access to west 5th at rush hour times, plus there will be additional street parking in the area to cause a one way traffic at times like it is on Brigadoon Drive with parking on both sides

We have enough congestion in the area already, and that is not even taking the extra congestion when the 4 rise condo is completed

Come here at 8:30 am or 4:00 pm and see it for yourselves .


Sent from my iPad

From:

Sent: September 29, 2021 9:39 PM

To: Van Rooi, James <James.VanRooi@hamilton.ca>
Subject: Re: Concerns Regarding Application : ZAC-21-036

Dear Mr. James Van Rooi

I am writing to you to share my concern about a letter I received from the City of Hamilton regarding zoning amendment application ZAC-21-036

My family and I strongly object the zoning change. The following are only some of our thoughts and concerns:

- On our street, Springvalley Crescent, soon construction will be completed of over 40 units. We have not yet experienced the traffic , noise and congestion in this area. We all use the same street, Rosehill, to get to west 5th.
- During the past 4 years or so, too many townhouses were built in our street, Springvalley Crescent, which is already a busy and congested street.
- Nine townhouses on Rosehill are way too many for this small street to handle. In winter time my family and I have really difficult time going to west 5th via Rosehill.

Please STOP the zoning Amendment. Your consideration to my request is highly appreciated.

Kind Request: Please keep my name and address confidential , i.e. remove my personal information.

Sincerely Yours

[REDACTED]

From:

Sent: September 30, 2021 12:20 PM

To: Van Rooi, James <James.VanRooi@hamilton.ca>; john_paul.danko@hamilton.ca

Subject: 866 West 5th Project: ZAC-21-036

Hello,

My name is [REDACTED] and I have been the owner of the house located at [REDACTED] since 2006.

I am writing in regard to the new building project located at 866 West 5th St. As a long-time resident, I've seen how the continuing development has shaped the neighbourhood over the years. While I openly welcome new neighbours, it has reached a point where problems have arisen, making it difficult to live as comfortably as my family has before.

The increased traffic on our small avenue is the greatest concern. The bedrooms at the front of the house (which face Rosehill Ave) have the most noise pollution from cars, trucks and school buses driving through daily. My family has to park their cars on the street, as do our neighbours, which doesn't help the bottlenecking that occurs during rush hour and school pickups.

Furthermore, car break-ins are frequent. The cars that had the misfortune of parking on the street because the driveway was full have been broken into, causing hundreds of dollars of damage. I even looked into converting my lawn into another parking space, just to have one less car on the street, but a city by-law prevents me from doing so.

We are in an unprecedented housing crisis on top of a global pandemic. Not only is density increasing within the city, but it is also increasing within our homes. Our children cannot afford to buy their own homes or pay rent to their own places. They are staying with us longer or moving back in. I can only imagine the havoc that NINE townhouses and their cars will add to the present problem.

If this letter holds no importance to your decision regarding the building permit, please consider ways to alleviate the traffic off Rosehill Ave so that all residents – present and future – can live safely and comfortably in this neighbourhood.

Thank you.

From:

Sent: September 30, 2021 8:29 PM

To: Van Rooi, James <James.VanRooi@hamilton.ca>; john_paul.danko@hamilton.ca

Subject: Re: File No. ZAC-21-036

Dear Mr. Van Rooi & Councillor Danko,

My name is [REDACTED], currently residing at [REDACTED] in Hamilton. I am writing to provide input for File No. ZAC-21-036, and I would request that my personal details not be made public at this time.

Unfortunately I must express my concern with the proposal to re-zone the property at 866 West 5th st, as outlined in the aforementioned file, and specifically my opposition to the stated plan to build 9 townhouses on this property.

Among my concerns:

1. The traffic on Rosehill Avenue continues to increase. There was a new subdivision built on Springvalley Cr recently, and the fastest way for the new residents to access West 5th is down Rosehill. Further, there is 50-unit condo building on Sprinvalley which is not yet occupied. I assume the occupants of this building will also use Rosehill Avenue to access West 5th. We do not know what impact this will have. Given this, I am unable to support the possibility of adding 10-20 more cars to this street (plus visitor parking). I implore you to give this issue consideration, it seems like we will probably need a relief route even without the proposed 9 townhouses.
2. I'm curious if the developer has any proof that the property size is suitable for 9 homes? It is hard for me to visualize, and I suspect they are likely trying to squeeze as much money as possible out of the property, with no consideration for good urban planning, and without consideration of the other residents in the area, which I can't support.
3. Can the developer or city provide any assurances as to construction timelines, impact on road access, or impact on property value? Will there be any responsibility taken or any recourse for neighbouring residents if the assurances aren't upheld? Without answers to these questions, I can't support the proposal.

I will conclude by saying that if this development does get approved, there's no doubt in my mind that my family and I will need to relocate, and we've already started looking at property in other cities.

I understand that we have a housing crunch in this city, and I do sympathize. But, I don't think the best solution is to just jam houses in as tight as they can fit wherever you can afford some land. If the proposal were for 2-3 houses, I would welcome it.

Best,



From:

Sent: September 30, 2021 11:27 AM

To: Van Rooi, James <James.VanRooi@hamilton.ca>

Subject: Zoning By-law Amendment Application ZAC-21-036

We are writing to strongly oppose Zoning By-law Amendment Application ZAC-21-036.

Rosehill Avenue is approximately 130 metres long and the gateway to the community. With 6 driveway approaches, Rosehill Avenue supports 16 vehicles, 2 trailers, overflow parking from West 5th Street and

Canada Post Community Mailboxes. The addition of 9 units with 18 parking spots will overrun the street. There will be no street parking availability on the North side of Rosehill. Winter snow clearing will add to the chaos.

This newer community is already oversaturated with "zipper" styled lots, 22 semi-detached units, 16 townhome units and a still to be completed 48 unit condominium and their new resident's vehicles. There are only 4 reasonable exit routes to service the hundreds of homes and many more hundreds of vehicles.

The proposed 9 unit project will be a 3 year construction zone. Street closures for services installation, loss of access to our secure garage, noise and personal health and safety issues contribute to our opposition to the application. Property values will deteriorate without a corresponding reduction to our Property Tax Assessment...

Please consider our opposition to this Zoning Amendment.



We request that the City of Hamilton remove our personal information.

From:

Sent: September 30, 2021 1:23 PM

To: Van Rooi, James <James.VanRooi@hamilton.ca>; Izirein, Ohi <Ohi.Izirein@hamilton.ca>

Cc: Ward 8 Office <ward8@hamilton.ca>; Wojewoda, Nikola <Nikola.Wojewoda@hamilton.ca>; Prince, Kristin <Kristin.Prince@hamilton.ca>; Monique Taylor Hamilton Office <mtaylor-co@ndp.on.ca>

Subject: Opposition to Application ZAC-21-036 Folder: 2021 143424 00 PLAN (1067331)

Importance: High

Dear Mr. Van Rooi & Mr. Ohi Izirein of the Planning and Economic Development Department,

Further to your letter of September 10th, 2021 please find attached my comments and opinions as to why this application should be quashed. Given that I am directly adjacent to the said property and would have 6 to 7 units backing onto my property I trust that you will take these comments sincerely.

Yours in the Community

Randy Chapple

Gourley Park President

& Youth Baseball Convenor

cc J.P. Danko Councillor Ward 8

cc Nikola Wojewoda, Ward 8 Administrative Assistant

cc Terry Whitehead via Kristin Prince, Former Councillor Ward 8 (2003-2018)

cc Monique Taylor, Hamilton Mountain, MPP.



WHY THE APPLICATION FOR ZONING BY-LAW AMENDMENT SHOULD BE DECLINED

File : ZAC-21-036

Folder : 2021 143424 00 PLAN (1067331)

Dear Sir(s);

Please accept this as my comments and opinions on the proposal to change 866 West 5th Street from "AA" Agricultural to RT-30/S-____. I have been able to access the cities list of by-laws that define RT-30 but I have been trying for a week to get clarification on the differences inherent between RT-30 and RT-30/S-____. To this point I have sent Mr James Van Rooi 2 e-mails, the first on Sept. 23rd with an error that was corrected in the 2nd e-mail. This corrected 2nd e-mail was also cc'd to the Senior Project Manager Ohi Izirein who as of Wed 11:15 am deleted the message without having read it. I also had myself transferred to the Planning & Development office and no message was returned.

Since I am only able to comment on what is listed under by-laws for RT-30 I have listed these at the bottom of this letter which include my unanswered questions. It seems sad that the application clearly states that if you have questions concerning the application contact a member of the planning dept. (James Van Rooi) and no-one responds. Where is the accountability?

PERSONAL PERSPECTIVE

Enjoyment of property - having a townhouse complex abutting the southern side of our property would incur

- Loss of enjoyment of our property
- Loss of privacy
- Block off the sun to a portion of our property
- Add the backyard noise of 6-7 of 9 of the proposed units
- The value of our and surrounding properties would decrease
- Who would be responsible for the shared maintenance of a fence separating our properties ?

NEIGHBOURHOOD PERSPECTIVE

- A townhouse complex is totally out of character for this "OUR" neighbourhood
- This portion of the Gourley Community has been single family dwellings since at least the early 1940's when our home and 866 West 5th were built.
- Any and all infill amongst existing homes along the West 5th corridor have been single family homes to this point in time.
- When the area on the east side of Springvalley Crescent (opposite Fontana Court) was

developed application was made for town houses. This was turned down and duplexes were allowed to be built. Similar to this situation but in this case single family dwellings would be appropriate to blend in with our area.

IF COMPLETED AS PROPOSED - Long term issues

- As much as the proposal outlines a 2 vehicle parking solution for the past numerous years the garages in new homes are small enough that owners use them for storage rather than parking leading to numerous parking on the street. A prime example is the new section of Brigadoon between Waterbury and Gourley Park. On street parking, on both sides, is so intense in the evenings and weekends that it is in effect a 1 lane road. This would happen as well on Rosehill Avenue which has become a major gateway for the 226 new homes that were built in the Community some 15-20 years ago and have in the last few years been added to. Specifically the duplexes and town homes running along the Linc had those numbers added to.
- Even though the length of proposed driveways are not mentioned, the main issue that my son (City of Oshawa By-Law Officer) runs into is that new builds do not allow enough length for a full sized truck to be parked which then extends into the sidewalk area. Calling by-law to enforce parking standards would cause much friction with any new residents.
- Children with no place to play if a backyard Minor Variance is granted. In the event that these townhouses are built there may be little room for any potential youth to play.
- There is a series of 3 mailbox units along Rosehill Avenue that would further congest traffic
- Both ends of Rosehill Avenue are used in the morning and afternoon for 2 separate school bus pick-up and drop-offs which already cause traffic to come to a standstill
- Once the Lux complex by Fontana comes on-line with tenants multiple dozens of more vehicles will be looking at utilizing Rosehill as a gateway.
- Added congestion and parking during the winter would make Snow Plowing a nightmare for the City contractors.
- One solution for parking on Rosehill would be to make it a "NO PARKING" zone on both sides. This would then infringe upon the residents of Annabelle Street with overflow parking and would also deny the residents who live on Rosehill the ability to park in front of their homes as they occasionally do..

COMMENTS RE RTS-30 ZONING BY-LAWS

In the following there is some redundancy with the above as I was trying to get a clarification as to what the /S-___ involves but I have still never received a response.

In reviewing Section 10F I have noted the following;

- 1) The application satisfies this.
- 2a) The application satisfies this.
- 3) A 2 story proposal is allowed.

#4 is where I have concerns given that the subject property is 66' wide along West 5th x298.92' long along Rosehill Avenue.

- 4a) a front yard/driveway of not less than 19.69'.
- 4b) a backyard of not less than 24.61'.

These two stipulations bring down the actual depth of the townhouse complex down to 21.7 feet. That would be less than 688' per floor less wall widths. Pretty small living area.

Question : Are they able to apply for a variance to lessen the backyard or front yard depth to increase the depth of each unit which would impact my property even more ???

4cii) stipulates that there must be a side yard from the property line of 6.56 feet at each end. Total 13.12'.

This would mean that the builder has $298.92' - 13.12' = 285.8'$ to divide amongst the proposed 9 units. Or 31.75' less the dividing walls between units. This measurement would mean that 6-7 units would back onto our 196' property.

5) This does not seem to be applicable.

6i) Given the length there does seem to be the allowable space to meet the criterion of this item at 1937.56 square feet. If the units/property widths are 31.75' in width and the property is 66' deep then the total square footage per unit is 2095.5. The applications satisfies this.

6ii) At 31.75' less walls the application exceeds the minimum of 19.69'.

7) Parking Requirements ??? whichever, this was it has been repealed.

In the application it stipulates for parking a garage and a driveway.

However in most new builds the garage is so small you would have to shoehorn a small car in so most people use it for storage and park one vehicle on the street. Please see attached picture of the new portion of Brigadoon which is single family. It shows almost wall to wall parking on both sides.

8) Under Exemptions – I am unable to locate this in looking for subsection 2, clause (iv) of subsection 4 of Section 18. Could you please refer me to the specific page that I should be looking at.

I am also unable to find any definition for (72-239) (76-277) (77-17) (77-269) (48-45) Can you please elaborate.

9) This clearly stipulates that "no more than eight single family dwellings shall be attached in a continuous row.

Their application is for 9 units.

Yours in the Community

[REDACTED]

[REDACTED]



From:
Sent: September 27, 2021 6:50 PM
To: Van Rooi, James; john_paul.danko@hamilton.ca
Subject: Proposed Zoning Change Reference: ZAC-21-036

Dear Mr. Van Rooi and Mr. Danko,
I am e-mailing to request that the above noted Zoning Change be stopped. The acceptance of this zoning change will drastically increase traffic congestion in a community that has already accepted townhouses, semi-detached homes and a condominium building around the corner. This will push an already congested street passed its limit. This short street is already a bottleneck for hundreds of homes accessing busy West 5th Street. As a mother of young children in this neighborhood, it is already difficult to navigate traffic around my home with several vehicles barely slowly down to acknowledge the stop signs placed on Annabelle. Attempting to get to the community mailbox in current conditions is already a nightmare. The addition of more homes and the related traffic they will create will make these issues much worse.

Therefore, I am requesting that you deny the zoning change requested for the overall

safety of this neighborhood.

Please do not hesitate to reach out to me if you would like to speak to me further regarding this matter.

Regards,

[REDACTED]

From:

Sent: October 1, 2021 4:30 PM

To: Van Rooi, James <James.VanRooi@hamilton.ca>

Subject: Application ZAC-21-036

Greetings.

Re: ZAC-21-036 (Rosehill Ave.)

I am a property owner in this neighbourhood, although outside the circularization zone. I would be interested in getting information on this matter, including when the meeting is to be held. I have seen some notices being placed by resident(s) in the area objecting to the application. (Pasted on the sides of mailboxes). In my opinion I see this as a desirable development and is certainly in keeping with the City's policy to have more intensification within the existing urban boundary. Below is my personal contact details or you can send information to this e-mail address.

Thank you.

[REDACTED]

[REDACTED]

From:

Sent: September 27, 2021 6:04 PM

To: john_paul.danko@hamilton.ca; Van Rooi, James

Subject: Urgent: Zoning Application 21-036

Dear Mr. Paul-Danko and Mr. Van Rooi,

My name is [REDACTED] and I have lived in [REDACTED] for 14 years with my parents, [REDACTED] and [REDACTED]. Throughout our time here, we have seen a lot of growth in the neighborhood and surrounding areas which has been great, and at times not great, for the City. A downside to the growth in our neighbourhood is the increase in speeding traffic from drivers using our local roads.

It came as a shock to the community that there would be a condominium building erected at 120 Springvalley Crescent with its only access route on Springvalley, and not West 5th. How does a condominium building fit into the appeal of a quiet, primarily single-family dwelling occupied, neighbourhood? Nonetheless, we have begrudgingly accepted this.

But, there has to be a line drawn somewhere. With ZAC-21-036 now in place to build 9 townhouses on a lot which currently only holds 1 single-family dwelling, I have to speak up. All of the members in my household strongly oppose this application. Our community is aware that we have already reached the allowable maximum urban density in the neighbourhood. Thus it is very difficult for us to accept that 9 new dwellings won't end up causing significant issues with the traffic, aesthetic, and comfort value of our area.

Rosehill Avenue is the primary access point (a lot of through and local traffic avoids Chester due to the signal added a few years ago) for the entire eastern half of the neighbourhood, which I'd like to point out is where all of the density is already. We would be worsening the street's appeal and usability by adding even more density onto it. Other factors which contribute to our opposition of this application are:

1. A reduction in safety to residents attempting to access the 3 community mailboxes on Rosehill Avenue with the increased traffic volume on the short street;
2. The developer's traffic consultants potentially failing to factor in an accurate estimation in the increase of traffic in the neighbourhood, due to the 120 Springvalley condo not having been occupied yet. The true feel of the traffic speeding, congestion, and potential backlog is not apparent yet without this condo unoccupied. But we are aware it's coming;
3. The already-present impact of the added congestion on Rosehill Avenue during peak hours attempting to turn left (northbound) onto West 5th due to the new, and continually building, townhouses north of Stone Church, with their traffic primarily directed northbound as well;
4. The proposed townhouses, in which it is anticipated families with multiple vehicles will occupy, will be using Rosehill for on-street parking for their extra vehicles as well as for visitors. Some residents living on West 5th currently use Rosehill for on-street parking, so we can imagine what the townhouse parking situation would do to the already very short street;
5. The school bus stops on Rosehill Avenue which serve the community and provide young children with a safe walking experience to their homes;
6. Many vehicles already do not properly stop at the Rosehill/Springvalley intersection. It is general knowledge that a lot of these drivers are younger people who do not pay much mind to traffic rules. It is also general knowledge that occupants of dwellings such as condominiums and townhouses are in fact, younger people. We already anticipate a lot of the occupants of the 120 Springvalley condo building will

be younger people who will already have 2 stop signs to pay attention to, within a very short distance, on their way home from West 5th.

We know that a lot of the vehicles moving to this community will not be following the rules and stopping or slowing down where they are meant to. We cannot accept adding more to this already upcoming problem.

With all of this being said, we as a community strongly urge you to not accept ZAC-21-036 as it is. Please amend it to develop no more than 2, large, single-family detached dwellings to maintain the flow and character of the neighbourhood. Rosehill Avenue is where we welcome our residents and visitors, and we cannot imagine how 9 townhouses can improve the community in any way at all, with all factors considered.

We thank you kindly for your time and consideration.
Sincerely,

[REDACTED]

From:

Sent: September 27, 2021 6:50 PM

To: Wojewoda, Nikola; Van Rooi, James

Subject: Re: [REDACTED] RE Objection 866 West 5th Zoning Application 21-036 RE: [REDACTED]

[REDACTED] / GOURLEY

Follow Up Flag: Follow up

Flag Status: Completed

Thank you Nikola, I appreciate your prompt response. I'd also like to note a typing error in my original email.

In point # 3 I meant to say "...townhouses south of Stone Church", not "north". I just wanted to clarify.

Thank you again.

Kind regards,

[REDACTED]

From:

Sent: September 30, 2021 12:52 PM

To: Van Rooi, James <James.VanRooi@hamilton.ca>; john_paul.danko@hamilton.ca

Subject: ZAC-21-036

Good Afternoon,

I am contacting you this afternoon regarding the permit application ZAC-21-036. My name is **Stever Scott** and my address is **130 Annabelle st.** Myself and many of our neighbours would be drastically effected by the approval of this permit. There are serious concerns adding this amount of homes to an already busy community full of children and families. Please consider rejecting this permit based on the amount of families this would effect negatively.

Thank you

Steven Scott

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From:

Sent: September 26, 2021 5:59 PM

To: Van Rooi, James <James.VanRooi@hamilton.ca>

Subject: Zoning Change on Rosehill Avenue - ZAC-21-036

The proposed changes of ZAC-021-036 to the Lot at the corner of West 5th and Rosehill to allow 9 townhouses to be built would be detrimental to the community that uses Rosehill Avenue to access West 5th. With the almost completed condominium building on Springvalley Cres. and the Townhouses already on Springvalley Cres., the already heavy morning and afternoon traffic is set to increase drastically. That doesn't even consider the number of parents that use Rosehill to access the pick up and drop-off zone of James Macdonald Elementary School.

Nine more houses on Rosehill, with the increase in street parking that will occur will cause havoc with the daily drives of the existing community members, as well as making the school bus stops on and near Rosehill more dangerous with the increased congestion that this change will cause.

[REDACTED]