

File: ZAC-21-023. Kiwanis housing -- 1540 Upper
Wentworth



to Melanie.Schneider, esther.pauls

July 14, 2021

Reference:

Proposal: New East Kiwanis housing development
Location: 1540 Upper Wentworth St.
File: ZAC-21-023

Melanie Schneider, cc Esther Pauls

I received the above referenced notice of the potential zoning change for the 1540 Upper Wentworth location. Thank you for the information.

I can appreciate the need to expand non-profit housing in Hamilton, but I am concerned about the size of this proposed housing development. I would like to learn more about the proposal, so that I can become more informed and participate positively when the time comes to verbally express my concerns.

I have some reservations about the project:

- Is an 8 storey development appropriate for this project? This proposed **structure will tower over the current neighbourhood** and will result in a **loss of privacy** for many of the homes in the area.
- The notice does not mention specifics about the **amount of on-site parking for the new project**. If there is not sufficient parking available, we'll see a marked increase in street parking in our neighbourhood.
- An 8 storey building will block out the morning sun.

Please let me know when the public meeting will be held.

Regards,

Fiorino, Michael

From: [REDACTED]
Sent: Friday, July 16, 2021 7:16 PM
To: Schneider, Melanie
Cc: Pauls, Esther
Subject: file ZAC-21-023

Follow Up Flag: Follow up
Flag Status: Completed

Dear Ms. Schneider,

I am writing in regards to the letter I received about a zoning by-law amendment (file ZAC-21-023). While I am a supporter of affordable housing in Hamilton, I am concerned because the plan we received doesn't specifically address parking. Would the new 126 unit dwelling include underground parking? According to the Hamilton Zoning by-law, it appears that one spot would be required per dwelling. The documents received show there are 11 parking spots plus two accessible parking spots as marked on the site plan. Can you please confirm that additional parking for tenants is available? Is there additional parking for visitors planned over and above the 13 parking spots shown on the site plan?

Parking in our neighbourhood is already at a premium. While I do not know if the cars parked on the street belong to residents or to their guests, I do know that Emperor Avenue is already full of parked cars on both sides of the road most of the day, making it difficult to drive along the road and hazardous to pedestrians. I am concerned that a further increase to the number of units without additional parking would cause traffic problems for the entire neighbourhood.

Sincerely,

[REDACTED]

Fiorino, Michael

From: [REDACTED]
Sent: Friday, July 23, 2021 1:25 PM
To: Schneider, Melanie
Cc: Pauls, Esther
Subject: ZAC-21-023 Zoning By-law Amendment Application

Melanie Schneider,

Reference ZAC-21-023
Zoning By-law Amendment Application for 1540 Upper Wentworth St.

I am responding to a letter that I received from Ohi Izrein (Development Planning Heritage and Design) asking for comments on this Application.

I attended the Virtual/Zoom Meeting held by Terri Johns Consulting regarding the "Regeneration" of 1540 Upper Wentworth St., as did a number of other local residents.

I am not supportive of this potential project and have many concerns:

More Pedestrian Traffic: adding to an already "Pedestrian Busy Area". This is due to proximity of 3 nearby schools with many kids and parents walking to - St. Marguerite d'Youville Catholic School, Helen Detwiler Junior Elementary School and St. Jean de Brébeuf Catholic Secondary School. This survey also includes a large Park (Elmar Park) which is always in use by Pedestrians.

More Automobile traffic: We already have many parents, teachers School Buses and service vehicles going to these three schools. This is a large densely populated survey with many residents and automobiles.

More Parking of Cars: Most of the existing units have one Parking Space in their Driveway and most of the residents have more than one vehicle. The end result is a significant number of Parked Cars at/near the entrance to these units already. The proposal of a building with 126 units with parking for 61 (I believe that was the number), is not enough parking for this number of units.

Surrounding Streets and Infrastructure: This Building is on a School Route for 3 different schools. We have a Strip Plaza at the top of Upper Wentworth St. and Rymal that is really very busy with a number of stores including a Food Basics. We also have Wentworth Heights Retirement Residence and Long Term Care at the same intersection. Upper Wentworth is also a "feeder street" to the Lincoln Alexander Parkway and to Limeridge Mall. Believe me when I say the surrounding streets are very very busy.

Property Value: I do not have a Personal Objection to Non-Profit Housing, but if you look at this area you will notice that we have a number of "Non-Profit" Homes/Developments, and I really believe that this area has "more than" our share of this kind of development. Continuing to make Zoning Changes to accommodate more of this type of Housing in the same area is going to have a "Negative Impact" to the property value of all the homes in the area, but especially impactful to Emperor Ave which has the "Entrance Driveway" and "Overflow Parking" to this proposed facility. That is not fair to existing residents of this area who's needs also need to be considered in this decision.

Kiwanis was asked during the Virtual Meeting about "why build here" for this Development and their response was that is was cheaper because they already owned the property! I do not think that is a "Valid Reason/Response" to the area residents, who have lived here for many years and did not know they would have to live here with a new "High Rise Building" and the related issues that would come with that decision.

Thank You for this Opportunity to express the concerns of myself and many of the other residents that I have spoken to.

[REDACTED]

Schneider, Melanie

From: [REDACTED]
Sent: July 29, 2021 3:17 PM
To: Schneider, Melanie
Cc: Pauls, Esther; Izirein, Ohi; Fabac, Anita; Robichaud, Steve
Subject: Re: ZAC-21-023 Zoning By-law Amendment Application

Good Afternoon Melanie,

I forgot to send you a "photo attachment" to my email showing the typical street parking problem at the entrance to 1540 Upper Wellington.

Please attach this photo to my email.

This photo represents a very light day (only 8 cars at the entrance), there are usually more cars parked on Emperor Ave.

Thank You

[REDACTED]



Schneider, Melanie

From: [REDACTED]
Sent: July 23, 2021 10:32 PM
To: Schneider, Melanie
Subject: Zoning bylaw amendment ZAC-21-023

Dear Ms. Schneider

When we purchased our new home in 1988, it was with the the knowledge and zoning approval for townhomes at Emperor and Upper Wentworth. Since their construction, we have seen numerous instances of vandalism, loud disturbances, littering, loitering, and finally a stabbing. The city's integration plan is a disaster.

No councillor, deputy mayor, or other senior staff want to live near this, but somehow find it politically correct to do this in other peoples neighbourhood.

Now a developer wants to remove a number of units, which it was originally zoned for, and make it 8 levels. There must be a need for more revenue from the developers.

No thought was given to the current parking issues or traffic, but now want to cram more people on the same footprint.

With a police station 500 meters away and no police presence, when all the trouble is going on. This is a regular occurrence in the survey and Elmer park.

I've put up of the city's lack of respect for taxpayers long enough, we don't need 8 story structures in a residential area with no planning for the needed additional parking. Go back and tell the developer NO WAY!!!!

I know this is a waste of time, as the palms are already greased and it will go forward regardless of neighbour's objections.

I do not want my name published, as I have enough to deal with with the current occupants of the city's brainwave integration plans.

Regards,
[REDACTED]

Schneider, Melanie

From: [REDACTED]
Sent: July 24, 2021 12:17 PM
To: Schneider, Melanie
Subject: zoning by-law amendment application ZAC-21-023

I am writing in opposition to the above proposal.

I am concerned with the impact of a substantial increase in population density in the emperor avenue area. Further I am concerned about the impact of the height of the proposed buildings and the subsequent increase in pedestrian and vehicular traffic in this corridor. I understand that the proposal appears to have 12 parking spots assigned to this development. I am concerned that the emperor corridor and our residences in particular will become the de facto parking spaces for this development.

I would like to have my personal information removed from any staff report as stated on page 2 of the July 8, 2021 correspondence.

Further, I would like to be notified of the decision made regarding this application.

Sincerely,

[REDACTED]

Schneider, Melanie

From: [REDACTED]
Sent: July 25, 2021 11:07 AM
To: Schneider, Melanie
Cc: [REDACTED]
Subject: Zoning By-law Amendment (file no. ZAC-21-023) 1540 Upper Wentworth

Hello Melanie,

We have received notification of the proposed zoning by-law amendment on the subject noted.

Please make sure that our personal information does not appear on the City website.

For the following reasons we do not wish to see the 8 Storey building constructed.

1. Zoning was for Townhouses and residential homes not high rises, that is the reason we purchased our home knowing that there would not be any high-rise buildings
2. The landscape of the area will change and NOT for the better.
3. Parking issues will be overwhelming as presently at the corner of Upper Wentworth and Emperor Avenue there are numerous cars parked all day & night. Most homes have 2 cars, and this would lead to tenants from the high rise, parking on the street causing chaos and unnecessary frustration for the present residents.
4. Traffic congestion in that area of neighborhood.
5. Housing prices will be affected in the neighborhood because of the change in zoning.
6. Population will increase tremendously for the area.
7. Why not build in areas that are presently vacant. I'm sure there are lots of vacant land that can be used to build these high rises.

Thank you,

[REDACTED]

Schneider, Melanie

From: [REDACTED]
Sent: July 25, 2021 10:30 PM
To: Schneider, Melanie
Subject: Fw: ZAC-021-023

Hello Melanie,

I am writing this letter to express my strong opposition towards the proposed zoning changes to 1540 Upper Wentworth (ZAC-21-023). As a property owner in close proximity of the existing structures, I can speak firsthand on the lack of care taken to maintain these dwellings as well as the overcrowding of their tenants' vehicles down our street over the past 27 years.

Our community came together to meet with the Kiwanis team and their stakeholders on April 6th, 2021, to hear additional details pertaining to this proposal as well as to express our comments and/or concerns. During this skype call, any questions that disputed this change were either ignored entirely or responded to with a generic open-ended comment. No opportunity was provided to discuss this in an open environment without the control of those organizing it. Our concerns included parking, safety/security, and maintenance.

The main concern with the proposed changes is the lack of parking being allotted for 126 units. Currently, each townhouse within the complex is allotted a driveway and garage totaling two available parking spots in addition to the designated visitor areas in addition to the 10 - 12 vehicles parked on Emperor Ave every night. However, the proposed structure is expecting to only provide an additional 60 parking spots. As the number of resident vehicles overcrowding our streets at this time is already out of hand, it is extremely apparent that 60 spots will in no way meet the needs of such a significant population increase without overflowing into the surrounding areas more. This overcrowding of cars on the street is already impacting the visibility for passing vehicles resulting in increased risks to pedestrians and children in the community. The court opposite of the exit at Emperor are currently unable to be safely exit their area because of the existing heavy traffic flow. The average number of vehicles per household in Canada is 1.5 vehicles. If 126 units are being installed this property requires at least 189 additional parking spaces not 60. Where are these other 129 vehicles going to park? There is a proposal by Valerie homes to build a condo on Lawerence Ave, with 127 units where their proposed parking allotment is over 200 spaces.

Other concerns are in regard to the safety and security of those living within the complex as well as the surrounding area as there is significant evidence supporting increased crime rates due to a larger population density. Kiwanis Homes has yet to show any interest in addressing existing issues in addition to utilizing any Crime Prevention Through Environmental Design (CPTED) initiatives. As a result, issues such as theft and vandalism has left homeowners in the area to chain/lock personal belongings that are already being held within a locked fenced in area. Myself and other community members have contacted the Kiwanis Home team multiple times over the years regarding the poor lite walkways surrounding the complex, overgrown foliage, and garbage in and around the area where the Kiwanis team expressed nothing more than that their lack of budget preventing the addition of lighting and/or security to mitigate and deter negative behavior. It has become apparent that Kiwanis is unable to maintain the basic safety and security needs of the smaller already existing complex's and therefore will not be able to support such a large, proposed addition. Other Kiwanis communities such as 110 Essling, 71 Sanford and 21 Sanford are also impacted by the lack of maintenance and attention from their property owners. All of which are dealing with illegal entry's, break ins,

and vandalism where Kiwanis is requesting assistance from the community on social forums to try and deal with these issues. To date, there has been no resolution or success in doing so. It is in everybody's best interest that all Kiwanis communities implement appropriate security practices and monitoring.

The existing complex has not included a children's park for many years since the time it was removed. During the skype meeting, our community asked the Kiwanis team why this was never rebuilt and why they kept referring to the existing caged in dirt patch as "green space". Bryan (Kiwanis) did advise that having a playground was an insurance liability and that there were no existing plans of including this in their proposal. Within 24 hours of bringing this to Bryan's attention, we got to sit back and watch bobcats and construction personnel come in to remove the chain link fence (time stamped photos available upon request). Being that this fence was never seen as an issue to the Kiwanis Home team until it was brought to their attention in this meeting, it is very clear that their intentions are not in the best interest of their residents or those around their units. Why is it that other Kiwanis run complexes have nice parks and areas but it's an insurance liability for 1540? As the credibility of the Kiwanis homes team is in question, we do believe that moving forward will cause negative reproductions.

Due to safety concerns, we do not want the city to release our personal information (including name, address and contact details) publicly. Should you have any questions or require the photos referenced above, please feel free to contact me via e-mail.

Thank you,

[REDACTED]

[REDACTED]

Schneider, Melanie

From: [REDACTED]
Sent: July 25, 2021 10:30 PM
To: Schneider, Melanie
Subject: ZAC-21-023

Hi,

I live at [REDACTED] and back onto the complex at 1540 Upper Wentworth. I am concerned about the amount of extra traffic that will be added to our neighborhood by adding a building of this size. The proposal has the entrance on Emperor Avenue. In addition to this the plan is for 126 units but only approximately 60 parking spots. The nearby city streets are already full of residents of this complex parking on the street. During the winter this makes for dangerous road conditions. The plows can only clear the middle of the road in most places due to vehicles on both sides of the road. Currently each of the townhomes have 2 parking spots (driveway and garage) .

In this area of the City there's already a large amount of social housing . I completely understand the need for this type of housing within the community . Currently most of the townhomes are rented to families. The proposed building is going to have a large number of single bedroom units. As a parent and homeowner I am concerned about who the 1 bedroom units are targeted for .

Currently Kiwanis owns and manages the two complexes that are near my home . One is located at 110 Essling and the other is 1540 Upper Wentworth. There is a lot of police activity at both of these complexes. I am not sure of the nature of the calls they are responding to but usually multiple cruisers will respond . In some cases the police will gather and make a plan around the corner on Essling then proceed to block off the entrance and exit of the complex while they carry out the activity they were sent for. On Kiwanis' own web site they acknowledge this by hosting community safety meetings for the 110 Essling complex. If there's issues about the residents safety within a townhome complex, I am very concerned about how bad an apartment style building will end up.

Recently Kiwanis has started to improve the complex . They removed a fence from an area where a playground used to be located, but was removed and fenced off. According to the residents that live there, it was fenced off to stop illegal and dangerous activity from taking place in the park area. I back onto this complex and it took approximately 10 years to have a rotten fence replaced that borders my property and theirs. There is often a large amount of dog feces in the grass area behind my home and it stinks. The property is poorly maintained, in the winter the snow is not removed from the sidewalks bordering the property which causes a major safety concern, the snow usually turns into ice making it very dangerous for people who need to use the sidewalks. These are just a few issues that I have noticed and I am afraid that this will just get worse with the introduction of so many people into the new building . If they can't maintain the property in a safe manner now how are they going to with the addition of many more residents? 110 Essling has had multiple home fires within the last 10 years. I find this unusual since the buildings are only 30 to 40 years old.

I am concerned about the property values of the homes around the complex . Friends of ours that also back onto the complex listed and sold their home after finding out about this project. I was told that potential home buyers were concerned about the two complexes . During one of the showing's the police blocked off the entrance and exit of the complex. Those potential buyers did not make an offer. This may sound petty but a home is a large purchase and investment.

I would like my personal information removed.

Regards,
[REDACTED]

Schneider, Melanie

From: [REDACTED]
Sent: July 26, 2021 12:35 AM
To: Schneider, Melanie
Subject: ZAC-21-023 -1540 Upper Wentworth

Dear Melanie,

We are writing at this time because we are not in favor of changing the zoning at 1540 Upper Wentworth, and have concerns regarding the proposed 8 storey multi residential building at the corner of our street Emperor Avenue and Upper Wentworth. We along with many residents in the area, have several concerns with this proposal and are hoping that your committee takes everything into consideration when making your decision.

1. With the existing townhouses and proposed tower, they are looking at 196 units in that area. The overload of parking will fill up the street easily as there will not be enough parking in the complex.
2. During the lengthy construction, construction vehicles will be in constant traffic in a school zone making it dangerous for children. We are also a school bus zone. Construction crew parking will put added pressure on residential travel and little parking will be available to residents. Construction of said building will cause interruptions in power and water outages.
3. Any blasting of stone underground will affect the homes in the area and the Wentworth Retirement Village nearby.
4. We have been residents for over 30 years and were aware of the Kiwanas non profit homes at that corner, but were not expecting any high rise building to replace such townhouses. This will affect the property value of the homes adjacent to the complex and changing the face of the neighbourhood.
5. We also heard news that Victoria homes on Upper Wentworth is planning another multi residential building which will create more upheaval .
6. This particular project should be proposed in an area with the correct zoning not in an existing neighbourhood.

Thank you for the opportunity to voice our opinion . Please use our comments but would appreciate the City not use our personal information publicly.

Thank you

[REDACTED]
[REDACTED]
[REDACTED]

Schneider, Melanie

From: [REDACTED]
Sent: July 26, 2021 4:23 AM
To: Schneider, Melanie; Fabac, Anita; Pauls, Esther
Subject: 1540 Upper Wentworth Street , ZAC-21-023

Good morning to all , I arrived home yesterday to several copies of the correspondence mailed to my neighbors , apparently within the 400 foot notification requirement in my mailbox . I had been in contact with Councillor Pauls back in April asking several questions regarding this tentative application . I must agree with my neighbor (Mr. Richarz) on what we have had to put up with over many years !

I did not receive the drawing portions , but while away another neighbor in the same area just happen to have the full mail out corespondence showing the area of removal , existing townhouses , with the new eight storey building. Having a background in development, what struck me immediately was the lack of above ground parking to accommodate 126 units ? Are we to presume the tennets will be walkers or public transit users ? I think not . Looking at the one schematic I'm thinking underground parking is being contemplated ?

I understand more attenable housing is required , but when I bought I was well aware of the townhouse development . So thirty years later this occurs. Maybe ALL the neighbourhood residents can expect a reduction in our property taxes ?

I understand the Queen Victoria site on the east side of Upper Wentworth is contemplating the same intensification . Social engineering doesn't mean good engineering . Respectfully , [REDACTED]

P.S. As previously stated by my neighbors , I'm objecting to this application on its merit . As I've had enough vandalism to my property ,do not release my personal information . Thanks , looking forward to any correspondence or zoom meetings in the future .

Schneider, Melanie

From: [REDACTED]
Sent: July 26, 2021 10:16 AM
To: Schneider, Melanie
Subject: ZAC-21-023

Hello Melanie,

As a home owner on Emperor Avenue I would like to offer my comments regarding the pending project at 1540 Upper Wentworth Avenue.

As a young homeowner, my wife and I bought into this neighborhood 8 years ago and have witnessed the growth in the properties in our area. We are concerned that this project will lessen the value of the other homes in the area as it will create a higher volume of traffic, parking issues and likely more vandalism than we already experience.

I, along with many of our neighbours, request that the city of Hamilton take into consideration the opinions of the local community members and reconsider pursuing the construction of the new high rise building.

If the property management has pressed to upgrade the corner for positive change the utilization of space then they are mistaken. If the city of Hamilton council and property management team feels this is going to add positive infrastructure to the area then they need to head up here and park on the streets and monitor the traffic we already have and lack of parking. Walk and talk to the current home owners and find out the current challenges we face before making the decision to start the project.

If every unit is not allocated parking space then our street will suffer. There will be residents of the complex parking throughout the entire street causing an abundance of traffic and come the winter time there will be nowhere for snow removal due to the mass amount of cars on the street. This will cause many safety issues.

This project will cause the current community 2-3 years of inconvenience during the entire construction process.

There are many concerns that will arise if this project will proceed.

Some of which are:

- Road closures
- street cleaning
- houses and cars cleaned from dust and debris
- compensation for possible power failures
- compensation for possible water shut downs
- remote parking areas for construction employees
- truck routing
- property tax deduction due to zoning changes

Please present all of these concerns at the meetings and we as a local community hope this project does not follow though.

Thank you for your time.

Schneider, Melanie

From: [REDACTED]
Sent: July 26, 2021 12:28 PM
To: Schneider, Melanie
Subject: ZAC-21-023

Hi,

We are writing this to address our disagreement with the proposed changes to 1540 Upper Wentworth. My husband and I feel that the shortage of parking spaces will cause a lot of traffic issues on both Upper Wentworth and Emperor Ave. On most days right now there are at least 8 cars parked on Emperor. I agree with affordable housing however I think this area has a lot of affordable housing units already. On the original call with the consultants and Kiwanis they indicated not everyone will have cars, so my question is: What if each unit was to have a car? What is the plan to accommodate these cars? With the 2 schools in the area there is alot of children therefore street parking can also cause safety concerns.

[REDACTED]

Please do not use my personal information in any publications.

Sent from my iPhone

Schneider, Melanie

From: [REDACTED]
Sent: July 26, 2021 7:05 PM
To: Schneider, Melanie
Subject: RE: File no. ZAC -21-023

Melanie,

This letter is in regards for the application of amending the zoning by-law for the above file zac 21 023. In the plans to change the said dwellings of 1540 Upper Wentworth from an "RT-20 TOWNHOUSE DISTRICT" to a "MODIFIED E-2 MULTIPLE DWELLINGS " of 85 units removal of 15 leaving 70 then adding an 8 floor apartment of 126 units for total of 196 units does not sit well within this neighborhood. At issue with this proposal are my concerns of:

- ..lack of parking on the street
- ..building height in a residential neighborhood of homes (not appropriate)
- ..the number of units
- ..value of homes will decrease
- ..water and sewage needing to be upgraded for the size.
- ..adjacent geared to income buildings wanting to do the same

This is a busy area and having more traffic is not acceptable.

I am stating that my personal information be removed and NOT to be made available to the general public.

Yours,

[REDACTED]

Com

Fiorino, Michael

From: [REDACTED]
Sent: Tuesday, July 27, 2021 5:38 PM
To: Schneider, Melanie
Subject: ZAC-21-023

I am an original owner of a house on Emperor Ave. When I purchased my home I was told that the end of the street was zoned for single dwelling homes, while that changed. Our street is already a nightmare for parking and dangerous to drive down when school is on. You should try it in winter. You have no parking for your 126 units, you should have at least 150 since most people have at least one vehicle. Our schools are over populated and are using portables now. How much geared to income or affordable housing can you put in one area before bringing the price of housing down in that area? We already have our fair share on Upper Wentworth with no complaints until now.

[REDACTED]