

[REDACTED]

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**From:** [REDACTED]  
**Sent:** Monday, July 26, 2021 3:42 PM  
**To:** [REDACTED]  
**Subject:** Zoning By-law Amendment for 3435 Binbrook Road

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good Afternoon [REDACTED],

I live at [REDACTED] [REDACTED] and therefore affected by the property at 3435 Binbrook Road [REDACTED]  
[REDACTED]

A few of my neighbours have received notices about the upcoming Zoning Bylaw Amendment for this property and I did not, which is very disappointing especially when neighbours [REDACTED]  
[REDACTED] received notification about it.

Could I please be added to the list and informed about any changes to this property?

[REDACTED]

Date: August 8, 2021

To: [REDACTED], Senior Project Manager, Development Planning, Heritage and Design – Rural Team

Councillor [REDACTED], Ward 11

[REDACTED], Director of Planning and Chief Planner, Planning Division

[REDACTED], Manager, Development Planning, Heritage and Design

**Subject: Zoning By-Law Application ZAC-21-024**

We have written and sent this letter to the addresses below formally requesting to be notified in any developments and decision made in regards the Zoning by-law ZAC-21-024 failure to do so will result in community action and appeals as its within our rights and good faith to be notified prior to all decisions and not after.

[REDACTED], Senior Project Manager, Planning and Economic Development Department,  
Development Planning, Heritage Design-Rural Team, 71 Main Street West, 5th Floor, Hamilton, ON, L8P  
4Y5 ([REDACTED]@hamilton.ca)

Councillor [REDACTED] Ward 11, Hamilton City Hall, 71 Main Street West, Hamilton, ON, L8P 4Y5  
([REDACTED]@hamilton.ca)

[REDACTED], Legislative Coordinator, Planning Committee, City of Hamilton, 71 Main Street West, 1<sup>st</sup>  
Floor, Hamilton, ON, L8P 4Y5 (Lisa.Kelsey@hamilton.ca)

[REDACTED], Manager Development/ Planning Heritage & Design, Growth Management Division,  
Planning and Economic Development Department, 71 Main Street West, 6th Floor, Hamilton, ON, L8P  
4Y5 (anita.fabac@hamilton.ca)

We the concerned residents of Binbrook are writing you all today to provide you with our thoughts, safety concerns, recommendations and lack of information given in a notice with regards to a letter about Zoning By-Law Application ZAC-21-024 by Empire Communities. Let's start off by saying that we haven't been given enough or accurate information of what Empire plans to build? It states in your letter that it's a "Concept Plan" that was attached? All parties involved should be given the "Actual Plans" and not concept plans so that way there is no misconception of what we are discussing and making decisions on. So, on that alone this zoning application should be put on hold until all the residents and people involved have been given accurate and truthful information and detailed plans of what Empire is planning to build. That means actual Landscaping drawings and detailed Engineering drawing, reason for this is we have a lot of Safety Concerns with the rumours of what is planning to be built on the corners of Binbrook Rd 65 and Binhaven Blvd.

Also, we are requesting more information on how many families and a list of address that this Zoning Notification was sent to? We fear that this letter might not have been sent to the whole community of Binbrook as this development will affect everyone and not just the people in proximity to the building location that corners Gowland, Binhaven and Binbrook Rd? So, before this discussion and any approvals are given all the information that we are kindly requesting be given by the City of Hamilton and Empire Communities.

We also think that the Emergency services of Hamilton should be consulted as its justified after you read our concerns.

A lot of the information that we make references to were produced by the City of Hamilton in a 81 page document called "Binbrook Urban Design Guidelines" Weblink below.

<http://www2.hamilton.ca/NR/rdonlyres/03E00007-6E2E-4669-A093-610D307F76DE/0/BinbrookVillageUrbanDesignGuidelines.pdf>

### Concerns:

- On the community drawings submitted by Empire we noticed right away that there is only one entrance and exit which is located on Binhaven Blvd? This raise's a safety concern as what would happen if there was a fire? Gas Explosion or any other major accident or incident in that entrance area? The people from the community would have no way to get out nor would vital emergency services be able to have access to the rest of the living community. For safety reason's there must be a second entrance and exit on the opposite corner of this community. Most new communities build this into there safety planning when designing a community like this example 1890 Rymal Rd east across from Bishop Ryan High School.
- We heard that the units will be back-to-back. If this is true, then the owners and occupants of these dwellings will only have a front entrance and exit? If there was a fire in the house that the occupants couldn't get out the front door where and how should they exit and dwelling as there will be no back door for a second exit point. We should be given actual plans and Engineering drawings by Empire on exactly what they are wanting to build so we can make sure we get our facts straight and there is no misleading information and no artist concept's factual drawings and plans to be submitted to the whole community.
- Parking of additional Cars? As Empire has stated they are planning on building 72 Unit residence with 72 parking spots for owners and 36 visitor spots (in all communities like this Owners are not allowed to use these visitor spots) so if we have 72 units which the majority would be occupied by couples then we could potentially expect 144 cars as most couples/Families living in Binbrook require two cars for the modern working family as Binbrook does not have any public transportation available. So where will the overflow of cars go to park as Empire has not provided enough parking spaces as they are Massing their property to the absolute MAX without any concerns or thoughts that go into building a balanced design. It should be considered to Empire to build half the number of units and design a proper living space that incorporates more living space and parking space for its customers. Also allowing parking on the street for the overflow should not be part of the plan.
- In the Binbrook Design guide it states in section 6.4.2 create Visual Harmony and Balance? There's no Balance in 72 units in such a small area with not enough parking space and no front and backyard for the occupants to seek refuge during these times of COVID. The influx of additional cars will pour out onto the streets which will cause traffic related concerns.
- Safety concerns for the homeowners on the adjacent streets of Binhaven and Gowland, 20 units will be directly across from these homes. 20 condensed units is a lot if something was to go wrong like a gas explosion. In that 20-unit block if one unit has a gas leak then all 20 units will could and would most likely be affected and potentially be caught in any explosion. And any potential explosion of that magnitude will cause damage to nearby homes and residents.

**Recommendations:**

- Delay the Zoning hearing as not enough information and Factual documents has been provided to the Residents of Binbrook and that means all Binbrook and not just a select few. More Information to be provided by Empire Communities such as and not limited to Engineering Drawings of Structures and Landscaping plans, Safety plans and procedures if there was a gas leak/Explosion or fire in the 72-unit community. Empire can install a temporary Trailer on the location that way anyone with concerns or requiring information about any possible project can be given the correct information.
- Community meeting to be given where everyone has a voice, City of Hamilton to explain the zoning rules, Empire to give a presentation on what they plan to build and not "Artist Concept" as we all know that can be misleading to the public.
- Build half the number of units so that it follows the "Visuals Balance" of the urban community of Binbrook.
- If COVID has taught us any thing is that communities and dwelling should be properly spaced to avoid "MASSING" and the potential spread of virus. Also, people need refuge, a place to sit outside in a front yard or backyard and children of the dwelling need a place to play outside during lockdown situations.
- Hamilton Emergency Services for the area should be involved in the safety planning of this lot and they should be given all the communities safety concerns and recommendations.
- Instead of a living community maybe the area should be considered for a small commercial plaza.

We hope that you will take your time and read through our concerns and recommendations by the public that Live, Pay Taxes and Vote. We are deeply concerned and involved with what happens in our community as we have all invested a lot of money in Time to make this Community a great place to live and raise our families in the safest environment possibly and a 72-unit dwelling on a small plot of land doesn't follow any of the that in the "Binbrook Urban Design Guidelines".

We also hold all the recipients (City of Hamilton, Councillor Johnson, Planning and Economic Development department, Development Planning, Heritage and Design and the Emergency services of Hamilton and Glanbrook area) of this letter responsible for what happens as we have addressed some very serious and dangerous design flaws in the Community designed by "One Riser" for their Client Empire Communities. We have responsibly informed you all and hope that you will take the information, Concerns and recommendations serious and make the right decision for the SAFETY of our Community.

Kind Regards

(CONTD)

[Redacted]

[Redacted]

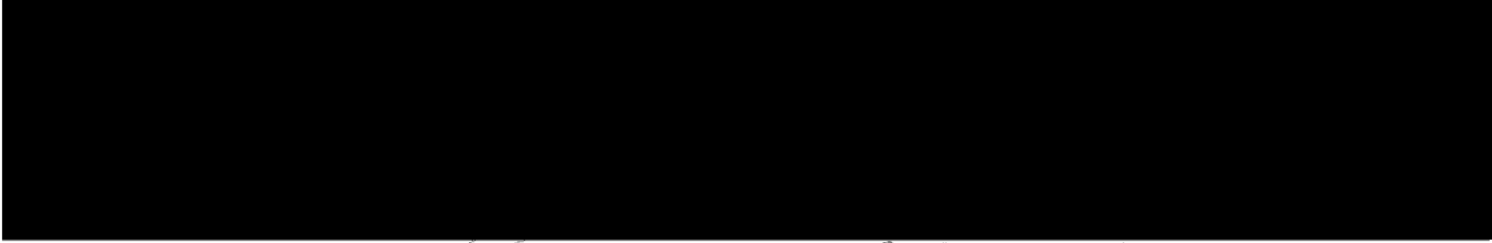
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Owners of:



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