

Friday February 26, 2021

Michael Davis, City of Hamilton
Planning and Economic Development Department
Development Planning, Heritage and Design – Rural Team
71 Main St. West, 5th Floor, Hamilton, ON. L8P 4Y5

By email to: Michael.Davis@Hamilton.ca

Re: ZAC-21-003

Dear Mr. Davis,

Our names are [REDACTED]
[REDACTED] located on the south side of Governor's Rd. to the proposed development on Pirie Dr. in Dundas.

We have significant concerns to this application moving forward.

In referencing, "**Imaging New Communities**", a document published by the Planning and Economic Development Department in the City of Hamilton we believe that the numbers associated with this development will have a significant and negative impact on our community.

"Imaging New Communities"

Eighty-four apartments x 1.76 people=147.84 people
Seventy-five retirement home suites x1.76 people= 132 people
Seventeen townhomes x 1.76 people = 34 people
Total Potential Residents (**at a minimum**) = 314 people

Over the past several years many changes have taken place on Governor's Road between Creighton Rd. and Pirie Dr.

- Addition of 3 sets of pedestrian/traffic lights
- Total of 5 sets of lights between Creighton Rd. and Pirie Dr.
- New end-of-line bus stop, regularly with 2 buses parked
- An increase in the number of schools and rising school population. Currently 1705 students either walk to, or are transported by family vehicles/DARTS/buses to the 2 elementary and 1 secondary school
- Families living to the west of Pirie Dr. walk their children on the shoulder of Governor's Rd. (formerly highway #99) because there are no sidewalks. The sidewalks currently end at Davidson Blvd.
- High traffic patterns already exist on Governor's Rd (#99) as this artery serves all communities west of Dundas.

The City should have pertinent information on traffic patterns before and after COVID 19 through studies completed by Paradigm Ltd. and City of Hamilton Police Services who regularly have radar on Governor's Rd before moving forward.

Residents of a 'retirement village' would be best served by having amenities such as medical centres, shopping and recreational activities within walking distance. That is not the case in the planned location of 125 Pirie Dr.

Traffic patterns for the proposed development would have seniors exiting Pirie Dr. onto Governor's Rd. which would necessitate another traffic light. Currently, during higher traffic hours, it is difficult to make safe turns at this intersection.

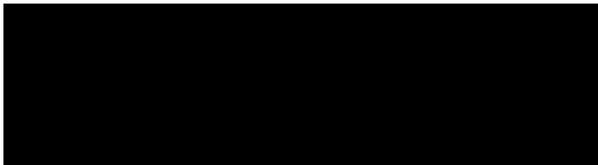
We are sure that there must be reports on file that indicate the very high volume of vehicular traffic trying to enter the Dundas Valley Conservation Area. In fact, this winter, orange traffic cones extended for very significant distances on both sides of the entrance to the conservation area. This created a dangerous situation within the local sub-divisions with pedestrians parking their cars and trying to enter the conservation area by walking on either side of Governor's Rd. without the benefit of sidewalks.

Currently our local community is comprised of single family, semi-detached homes and townhomes. A 4-story apartment building of 159 units and 17 townhomes will increase the density of this area with detrimental consequences.

This proposed development is a 'far cry' from the proposed land use which was designated as church property in the early 2000s and was subsequently sold for the development of 11 luxury homes. Only recently have we learned of this new proposal which flies in the face of reasonable community planning.

We are not opposed to **reasonable** development on this corner of Governor's Rd., and Pirie Dr. When "***Imaging New Communities***" we certainly would not consider a development of this size, configuration and density.

Please keep us informed of the date of the Public Meeting. We also wish to be informed of any decision made by the City of Hamilton on the proposed Zoning By-Law Amendment. We are also sending this letter to the Legislative Coordinator, Planning Committee, City of Hamilton to request notification of decisions.



PLEASE REMOVE ABOVE PERSONAL INFORMATION BEFORE PUBLICATION

Michael Davis
Planning and Economic Development Dept.
Development Planning, Heritage and Design - Rural
City of Hamilton
71 Main Street West, 5th floor,
Hamilton, ON
L8P4Y5

This is our input regarding Zoning By-law Amendment Application ZAC-21-003.

Before the Council makes a decision regarding ZAC-21-003 there are many aspects of this application to consider. **Most of the land is zoned Urban Reserve which is intended to protect the property from development which may "prejudice the future use of the land, or which may have disruptive influence on the community."**

The request is for a zoning amendment in order to build a 4-storey 159 unit (apartments and suites) retirement home/seniors' building as well as 17 townhomes. This plan will have "a disruptive influence on the community".

1. The traffic on Governors Road, as part of FGL's application a traffic study was done by Paradigm Ltd. This study is flawed due to the fact that it was carried out during the pandemic year of 2020. It does not reflect the reality of the volume of traffic on Governors Road. There are three schools (2 Elementary and 1 Secondary School) on Governors Road that were not at full capacity during the study. Therefore there were many fewer school buses and students using the road. In 2020 many area residents were working from home resulting in less traffic volume.

2. There are three schools on Governors Road. It is not a good idea to build a 159 unit building and 17 townhomes thereby increasing traffic volumes and mixing elementary and high school students crossing the road with increased traffic volumes.

3. To the west of this proposed development on Pirie are townhomes next to a horse farm and a conservation area. North, east and south are more townhomes, and single family homes. It's obvious that a 159 unit 4 storey building does not fit with the character of the neighbourhood.

4. Paradigm Inc's traffic report outlines the fact that the main driveway entrance to the development would be from Governors Road and conflicts with the existing HSR lay-by.

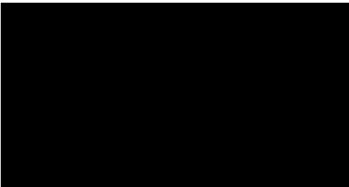
5. This neighbourhood has a low walkability score. Residents require cars to travel for all their errands - groceries, appointments, the library. A large retirement/seniors home should be built within walking distance of shopping and other amenities for seniors. The present proposal does not meet onsite parking requirements.

6. A quick look at the neighbouring city of Burlington reveals that there are many vacancies in senior apartments buildings, despite their proximity to the lake and their preferred walkability scores. Simply put, Dundas does not need more senior apartments and certainly not on the edge of town.

7. A quick calculation of the number of people who would reside in this small area (1.43 hectares) suggests a density of 220 per hectare.. This is a far cry from the eleven families that would live in the proposed development of eleven luxury homes.

8. There are already three retirement residences along Governors Road, all closer to the downtown area of Dundas.

Clearly this proposed bylaw change is a poorly conceived idea and must be rejected.
We join our neighbours in opposition to the proposed By-law Amendment Application ZAC-21-003.



Michael Davis
Planning and Economic Development Department
Development Planning, Heritage and Design - Rural Team
71 Main Street west, 5th Floor, Hamilton, ON, L8P 4Y5

Regarding 125 Pirie Drive Development- File No. ZAC-21-003

Dear Michael

I have several concerns regarding the proposal to develop the 3.5 acre parcel of land on 125 Pirie Drive, which I hope the Planning Committee will take into consideration.

I live nearby, and I am very concerned with the added traffic this densification will bring. Governors road is already a major driving headache. The recent changes made last year like narrowing the road, and adding traffic lights has already slowed traffic significantly, especially at rush hour, but also when buses/garbage trucks stop for pickup and block the road. The proposed development will likely add 2-300 more residents/staff to this location, which will significantly increase the traffic load, and another traffic light at Pirie is inevitable. This is very disturbing. When this occurs, all the residents at this end of town will search for another avenue of exit, and will undoubtedly travel on the residential sidestreets to escape the Governors Road congestion. There likely will be unfortunate accidents caused by this situation. When the construction took place in the last 2 years, this is exactly what happened, people were speeding through the sidestreets to avoid the congestion. Someone is going to get hurt, and given the 3 schools just down the road, that someone may very well be students.

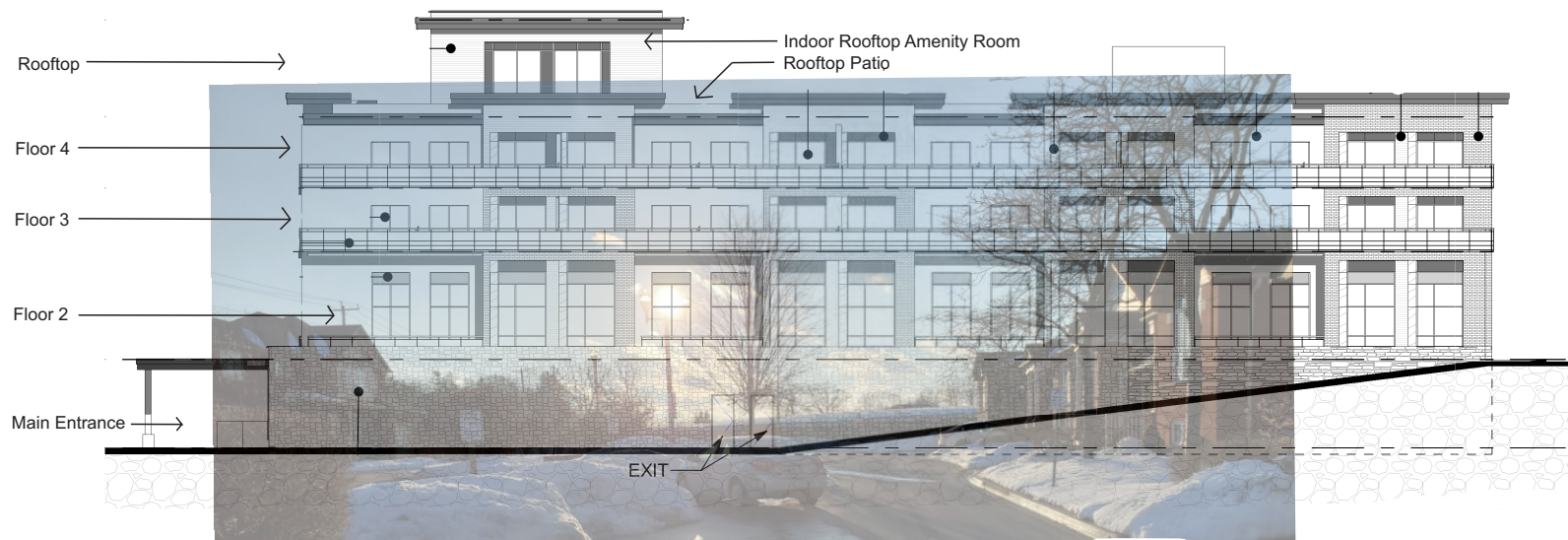
Secondly the proposed development does not fit with the primarily single home practices in this area. As we congest our small town, it will become less attractive to potential new residents who seek living space and access to the great escarpment views we currently enjoy. As well the proposed development will light up the whole area at night, which will disturb all the residents nearby. We came to Dundas to enjoy the escarpment and peaceful setting it provides. The proposed development sits on a hill, so it will be like a beacon of light everyone has to look at. We shouldn't have to accommodate this aggravating situation.

Thirdly, there always is a lot of runoff from snow/rain in this area, as the soil does not drain well. I am very concerned about the impact on storm water drainage in this area, as well as the added load on the sewage system. The densification coming from adding so many new people to the sewage system should raise some concern.

Thank you for your consideration.

[REDACTED]

[REDACTED]



10 Davidson Boulevard - West View Toward 125 Pirie - February 24

Davis, Michael

From: [REDACTED]
Sent: February 28, 2021 3:50 PM
To: Davis, Michael
Subject: Opposing ZAC-21-003

Dear Mr Michael Davis

I am writing to oppose the amendment file no ZAC-21-003 for zoning by law
My address is [REDACTED]

Dated - 28 Feb 2021

Best regards
[REDACTED]

Davis, Michael

From: [REDACTED]
Sent: February 23, 2021 4:16 PM
To: Davis, Michael
Subject: Fwd: ZAC-21-003 Pirie Drive Zoning Amendment

----- Forwarded message -----

From: [REDACTED]
Date: Tue, Feb 23, 2021 at 4:12 PM
Subject: ZAC-21-003 Pirie Drive Zoning Amendment
To: <arlene.vanderbeek@hamilton.ca>

February 22, 2021

File ZAC-21-003

Folder:2021 100460 00 Plan (1018130)

To: Michael Davis

City of Hamilton Planning and Economic Development Department

Michael.Davis@Hamilton.ca

Dear Michael,

RE: Notice of Complete Application and Preliminary Circulation for Zoning Bylaw Amendment Application by Wellings Planning Consultants on behalf of FGL Pirie Inc. For Lands Located at 125 Pirie Drive, Dundas (Ward 13)

I am writing to object to the application to the changing of the Zoning Bylaw at 125 Pirie Drive for the following reasons.

1. The density of a population of approximately 300 persons will lead to parking problems which are already a problem in this neighbourhood. Also there will be a rearrangement of bus services.
2. There is a lack of amenities and no green space is available for such a population density.

3. The height of the retirement home/senior's apartment building will overlook and cast shade on the homes on 10 Davidson Blvd. The rooftop garden invades the privacy of those units at the top end of 10 Davidson. The location of heating/cooling units on the top of the building will be a noise factor for these units as well.

4. Drainage is a huge concern. As the building lot is situated above the street level of 10 Davidson we are naturally concerned about the run-off and drainage being channelled down our street. We already have had drainage problems with the homes on Pirie Drive which runs on the northside of 10 Davidson Blvd. A great deal of money has been spent trying to deal with this problem. As we all know water runs down hill.

I am not against development of this piece of land but I do feel that above concerns need to be addressed. The height of the apartment building should be reduced or eliminated and the property developed in a way that is compatible with the neighbourhood.

Yours truly,

[REDACTED]

[REDACTED]

[REDACTED]

cc Arlene VanderBeek Councillor Ward13

Davis, Michael

From: [REDACTED]
Sent: February 23, 2021 12:52 PM
To: Davis, Michael
Subject: Re: 125 Pirie Dr. Development

One more thing 😊 if they could put a notification sign on the north side of the property at Newcombe and Pirie there would be a lot more community engagement. The current sign is on governors behind where the buses park. No one can really see it.

On Tue, Feb 23, 2021 at 9:47 AM Davis, Michael <Michael.Davis@hamilton.ca> wrote:

[REDACTED]

From: [REDACTED]
Sent: February 23, 2021 9:25 AM
To: Davis, Michael <Michael.Davis@hamilton.ca>
Subject: Re: [125 Pirie Dr.](#) Development

Good Morning Mike,

As mentioned previously I would like my comments to be submitted and displayed anonymously. My comments for the [125 Pirie Dr.](#) development are as follows:

- 1) Please ensure there is adequate parking for residents with additional vehicles. We already have residents of the townhouses at the corner of Davidson and Governors parking on Pirie because their lots only include 1 parking space. It greatly affects traffic flow and visibility because they park on both sides of the road.

- 2) In my opinion 4 stories is too high for the edge of town right next to the conservation area. Aesthetically I think a large 4 storey building will look odd next to the Dundas Valley Conservation Area border. There are no other buildings higher than 2 stories within view. I think 2-3 stories should be the maximum allowed for the lot.

- 3) I wonder if they would consider including a small play structure on the property in the same way that Amica did in downtown Dundas. The community enjoys use of the play structure and the residents love watching the children.

4) During construction please ensure the company is committed to ensuring construction vehicles are not permitted to travel down Pirie Dr. from the Davidson side as this is an area with lots of children walking to and from school. Please ensure they access the site from Governors or Pirie next to the Governors/Pirie intersection.

Thank you,

[REDACTED]

On Thu, Feb 11, 2021 at 1:32 PM Davis, Michael <Michael.Davis@hamilton.ca> wrote:

[REDACTED]

Here's the link...

<http://piriedevelopment.com/>

You can access all of the relevant information under the "Application & Reports" tab.

Feel free to reach out anytime if you have questions. All the best,

Mike Davis, MCIP, RPP

Senior Planner

Planning and Economic Development Department

Development Planning, Heritage and Design

[71 Main St. W, 5th Floor Hamilton, Ontario, L8P 4Y5](#)

Phone: (905) 546-2424 ext.1024

Fax: (905) 546-4202

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NOTE: As of March 18, all City of Hamilton offices and facilities have been closed to the public with the exception of the First Floor, City Hall, to help prevent the possible spread of the Covid-19 virus.

Planning staff will continue to serve the community over the phone or by email. However, staff are working from home as a precautionary measure to protect both the public and staff and staff will endeavour to reply to your email as soon as possible.

Digital submissions and resubmissions are preferred. Alternatively you may make your submission by courier, mail or by drop off at the First Floor, City Hall.

Please be aware that information on the City's response to Covid-19 and the City of Hamilton Official Plan, Zoning By-laws and submission requirements can be found on the City's website at www.hamilton.ca.

Thank you for your anticipated cooperation.

From: [REDACTED]
Sent: February 11, 2021 12:09 PM
To: Davis, Michael <Michael.Davis@hamilton.ca>
Subject: [125 Pirie Dr.](#) Development

Good Afternoon Michael,

Thank you for returning my call the other day and answering my questions. I would love the website address we discussed.

Kind Regards,

[REDACTED]

Davis, Michael

From: [REDACTED]
Sent: March 5, 2021 10:25 AM
To: Davis, Michael
Subject: Zoning file no. ZAC-21-003 125 Pirie Dr. Dundas

While I do not oppose the inevitable development of the site, I do oppose the size of the proposed development. My complaint is with the height of the main building and the volume of people it will house. I like the one level townhouses on Pirie.

The recent changes and "improvements" to Governor's Rd make congestion a problem at many times during the day and adding that many people to this area will make the traffic much worse. We are already frustrated with the traffic flow.

The bus stop (the end of the loop where the bus sits for extended periods of time) was also moved to Governor's Rd and that has made turning out from Pirie a little tricky. I noticed the main entrance to the new building is on Governor's beside the bus stop and that will make things dangerous for the senior drivers coming out the the development. To see past the bus, you have to pull out further than I am comfortable with.

A traffic circle (NOT STOP LIGHTS) would be ideal at Governor's and Pirie especially with all the seniors driving. This would also slow down the traffic. The last thing we need is more stop lights on this patch of road. It's already awful !

Thank you for reading this.

Davis, Michael

From: [REDACTED]
Sent: March 2, 2021 7:04 PM
To: Davis, Michael
Cc: VanderBeek, Arlene; Litzen, Julie
Subject: Zoning By-Law Amendment File No. ZAC-21-003

Dear Mr. Davis,

I am quite surprised when I heard that the City of Hamilton is contemplating to allow a re-zoning for the lands at the Governor's Rd. & Pirie for a 4-storey, 159 unit residential dwelling.

This project has a such negative impact on the entire neighbourhood and I am pretty sure you guys at the city knows how overwhelmed the traffic on Governor's Road currently is. The development will further strain it and consequently jeopardize the safety of the neighbours and specially the kids that walk or bike to & from the schools along this road and surround ones. It will also have a strong impact on the current infrastructure and finally the preservation of the nature of the neighbourhood, the essence that was a key factor that brought every single one of us that currently live here.

I cannot sympathize with this development and its negative impact, and therefore

I STRONGLY OPPOSE THE ABOVE APPLICATION of Zoning By-Law Amendment File No. ZAC-21-003

I hope the city takes all neighbours concerns and considerations into their decision to reject this re-zoning proposal.

[REDACTED]

Respectfully,

[REDACTED]

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Davis, Michael

From: [REDACTED]
Sent: February 22, 2021 8:28 PM
To: Davis, Michael
Cc: VanderBeek, Arlene
Subject: ZAC-21-003 In opposition to the rezoning.

Dear Mr. Davis,

As residents of [REDACTED], we are troubled by the ramifications to our neighbourhood which would be caused by the proposed development of the lot at the corner of Pirie Drive and Governor's Road in Dundas. There are already problems with the traffic and street parking along Pirie, and such a development would augment these issues.

We are also concerned about the possible interference that such a large development would have on our properties. Specifically, we are concerned about drainage and dust from the site during the construction and the diminished sunlight and road access post completion. We are worried that these issues could not only have long-term consequences to our health but also diminish the property values of our units. The eye-sore created by the multi-storied residence, for example, coupled with the sheer number of townhouse units proposed poses a serious threat to our ideal parklike location and the quality of life which make our units highly desirable.

We ask you to consider these concerns.

[REDACTED]

Davis, Michael

From: [REDACTED]
Sent: March 5, 2021 8:38 PM
To: Davis, Michael
Subject: Fw: ZAC-21-003 Dundas, 125 Pirie Dr

Dear Mr. Davis:

I am writing with respect to the proposed 125 Pirie Dr project.

As a resident of this area, i am quite concerned about this development, due to how it will affect an already congested Governors Rd.

There are already 3 schools and a retirement home on a very short stretch of this main road, resulting in significant traffic delays and congestion throughout the day. It is not uncommon for water pipes to experience issues in this area, requiring construction on Governors, adding to the traffic difficulties. For school safety reasons more turning lanes and crosswalks have been added along this road in recent years, further slowing travel. When bicycling lanes were being constructed 2 years ago it could easily take 45min to cross a typical 10min distance.

There are no parallel roads to avoid this road!

Adding the proposed residences at 125 Pirie Dr would undoubtedly worsen the current traffic situation, and as as local resident, I do not support this project.

Kindly remove my name from any public report/website postings if using these comments, thank you.

Sincerely,

[REDACTED]
Resident of Davidson Blvd, Dundas

Davis, Michael

From: [REDACTED]
Sent: March 3, 2021 12:12 PM
To: Davis, Michael
Subject: Fwd: Rezoning at Governors Road and :Pirie Drive.

Mr. David,

In regard to the upcoming application for rezoning at Pirie Drive and Governors Road in Hamilton:

Currently the zoning is Urban Reserve (which is intended to protect a property from the development which may prejudice the future use of the land or may have disruptive influence on the community).

Needless to say the proposed rezoning and use of this land is certainly disruptive to the community:

- It will increase vehicle traffic along Pirie and Governors Road,
- Current green space allows for absorption of storm waters After development water will run off to storm drains and nearby creeks, laden with multiple contaminants such as road salt, automobile oils, etc.

The location for a seniors development is less than ideal. It is at the far reaches of the village of Dundas and residents will be automobile or bus dependent. It is not within walking distance to grocery shopping, medical services or any other service seniors will need. . Being bus-dependent is less than ideal for anyone at any age.

I encourage the municipality to maintain the original zoning, or find a more appropriate purpose for the subject lands.

Davis, Michael

From: [REDACTED]
Sent: March 4, 2021 7:48 PM
To: Davis, Michael
Subject: Fwd: Rezoning at Governors Road and :Pirie Drive.

Thank you for your prompt and detailed response Mike.

[REDACTED]

On Thu., Mar. 4, 2021, 2:34 p.m. Bayla Fishman, <bayla.fishman@gmail.com> wrote:

[REDACTED]

Thank you for reaching out to provide these comments.

In terms of the process, the application has been circulated to all relevant City departments and External Agencies (e.g. Hamilton Conservation Authority) for review. At the same time, the City is requesting comments from nearby residents. All comments received are forwarded to the Applicant, considered by the City Planning Department before forming any recommendations, and are eventually included in the City Staff report to City Council so that they have that information available when making a decision.

A public meeting will also be held in front of the City's Planning Committee at a future date. You'll receive an additional future notice inviting you to attend/participate in that meeting approximately 17 days in advance. City Council is the approval authority for Zoning By-law Amendment applications.

In the meantime, if you wish to learn more about the application you can visit the following website which was established by the Applicant to provide access to information for residents...

<http://piriedevelopment.com/>

Future opportunities for participation in the process will also be made available on the Applicant's project webpage.

I hope this information is helpful. Please let me know if you have more questions! All the best,

Mike Davis, MCIP, RPP

Senior Planner

Planning and Economic Development Department

Development Planning, Heritage and Design

71 Main St. W, 5th Floor Hamilton, Ontario, L8P 4Y5

Phone: (905) 546-2424 ext.1024

Fax: (905) 546-4202

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Thank you for your anticipated cooperation.

From: [REDACTED]
Sent: March 3, 2021 12:12 PM

To: Davis, Michael <Michael.Davis@hamilton.ca>
Subject: Fwd: Rezoning at Governors Road and :Pirie Drive.

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I encourage the municipality to maintain the original zoning, or find a more appropriate purpose for the subject lands.

[REDACTED]

[REDACTED]

[REDACTED]

Davis, Michael

From: [REDACTED]
Sent: March 4, 2021 6:08 PM
To: Davis, Michael
Subject: ZAC-21-003 neighbourhood concerns

March 4, 2021

Hello Mr Davis,

This message is submitted to register my concern over the proposed zoning amendment File # ZAC-21-003.

The zoning change and the proposed development may meet the "Neighbourhoods" designation according to the Urban Hamilton Official Plan but a 3-4 storey institutional building is not harmonious or compatible with the current neighbourhood land use.

Please include me in the public consultation when it goes forward:



Sent from my iPad

Davis, Michael

From: Kelsey, Lisa
Sent: March 2, 2021 11:34 AM
To: Bill Vickers
Cc: Davis, Michael
Subject: RE: Zoning By-law Amendment File ZAC-21-003

Hello Bill,

Thank you for your comments. They have been forwarded to the Planner on this matter to include your comments in the upcoming staff report.

Regards,

Lisa Kelsey, Dipl.M.A.
Legislative Coordinator

City of Hamilton, Office of the City Clerk
71 Main Street West, 1st Floor
Hamilton, ON L8P 4Y5
Ph. (905) 546-2424 ext. 4605
Fax. (905) 546-2095



The City of Hamilton encourages physical distancing and increased handwashing. Learn more about the City's response to COVID-19 www.hamilton.ca/coronavirus.

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The Legislative Division is Dedicated to Excellence in the Provision of Service to the Community, Corporation & Council with Integrity, Accuracy and Transparency.

Mission:

The Legislative Division aims to strengthen and promote local government by facilitating the proceedings of City Council and its Committees, fulfilling the requirements of various Provincial statutes and educating the public to make it understandable and accessible.

From: [REDACTED]
Sent: March 1, 2021 5:28 PM
To: Kelsey, Lisa <Lisa.Kelsey@hamilton.ca>
Subject: Zoning By-law Amendment File ZAC-21-003

Dear Ms. Kelsey:

I was writing to you in your capacity sitting on the Planning Committee. As a resident of Pirie Drive in southwest Dundas, I want to express my strong opposition to Pirie Development. This project is totally out of character for our quiet residential neighborhood. It will bring density and intensification that will severely degrade the quality of life we presently enjoy.

In closing, I hope you will do everything in your power to quash this unwanted and unwelcome development.

Sincerely, [REDACTED]
[REDACTED]

Davis, Michael

From: [REDACTED]
Sent: March 4, 2021 7:44 PM
To: Davis, Michael
Subject: Zoning by law amendment file number ZAC-21-003

Hi

My name is [REDACTED] in Dundas just off Governor's road.

I am strongly opposed to the proposed development for Governors Road and Pirie Drive in the amendment file number ZAC-21-003.

I appreciate the importance of high density housing development but the unique conditions of the Governors Road area make this a terrible idea. There is no alternative route towards Hamilton without making a massive detour and morning weekday traffic (including busy busses on a single lane road) already makes this road nearly impassible some mornings. What is a five minute drive can take me up to 45 minutes to pass along, and I already leave an hour and a half early for work just to be on the safe side.

I also question the wisdom of adding more traffic to a heavily travelled area for young children. The present traffic seems quite dangerous enough already.

I have been deeply worried about this proposal since I saw the notice go up, but I wasn't sure how to communicate my concerns. Just so you understand the depth of my concerns I have faced the possibility I may have to move out of this area if the traffic situation gets much worse, and have started looking at properties although I really don't want to move. But the nature of my job is such that I cannot be late even if it's just some days.

Please do not let this unwise amendment go forward. Governors Road is one of the oldest roads in the province. That means it was laid out without the kind of planning that would surround a road today. The topography also means there are no real alternatives to this thoroughfare so it's not like adding a few houses to a normal road, where traffic can disperse in different directions or "take the long way round" in event of a backup. There really is no viable alternative for residents in this area and the bottleneck cannot get any worse than it already is. Traffic will inevitably build from the addition of new homes and developments further along Governors Road but even that will not have the severe impact of having multiple new vehicles emerging at the absolutely critical bottleneck just past the schools. It's just asking for accidents, resident frustration, and people deciding this is not the area to live in anymore.

Please reject this idea so I can stay in the neighbourhood I love.

[REDACTED]

P.S I understand we are supposed to "sign" this message to make it count. But I don't have a way to sign this freehand. If you cannot accept it with a digital signature let me know and I will find a way to send it with a signature.

Get [Outlook for iOS](#)

March 5, 2021

Michael Davis,
City of Hamilton
71 Main Street West, 5th floor
Hamilton, Ontario
L8P 4Y5

RE: Zoning By-Law Amendment Application
File No. ZAC-21-003

Dear Sir:

My response to comment on the Zoning By-Law Amendment Application
File No. Zac-21-003 follows.

I am opposed to having the zoning by-law changed from nine single homes to accommodate a retirement home for 159 units and 17 townhouses on 3.53 acres of land.

My concerns are in the following areas:

1. DRAINAGE AND RUN OFF

There is not sufficient infrastructure at this time to accommodate the drainage and run off that presently exists. There has been pooling of water in my back yard. Many days lawn cutting equipment cannot be used.

2. NOISE/CONSTRUCTION

There are no barriers, buildings, trees etc. to protect our property from noise or from sediment run off.

3. TRAFFIC

During normal times (pre covid) Governor's Road has bumper to bumper traffic during morning and afternoon rush hours. During the rest of the day when school buses are operating there is stop/start traffic. In the space of three kilometers there are many homes, three schools, three retirement residences, several townhouse complexes and a large apartment building. Governor's Road cannot accommodate any more traffic.

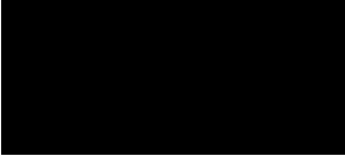
4. ELEVATION

In file - "Architectural Plans" looking North East, View # 2,- what protection is there to prevent the hill from eroding to 10 Davidson? There is some protection needed to prevent water pooling, snow run off, erosion.

This is very poor planning for a property that has so much potential to add to the surrounding Conservation area. Dundas has been known for its open spaces, trails, parks. This is a step to

making it become a place few will want to visit.

Please do not amend the zoning by-law File No. ZAC-21-003 for the green space on Governor's Road and Pirie Avenue.



Davis, Michael

From: [REDACTED]
Sent: March 2, 2021 4:26 PM
To: Davis, Michael

File ZAC-21-003 I am writing to strongly oppose the application for the zoning Amendment Application by Wellings Planning Consultants for the Lands located at 125 Pirie Dr. I live across the road at [REDACTED] and have been here for 11 years now. I can not imagine how a development of this size would handle the amount of traffic that would be generated, not only on Pirie but Governor's Rd. as well. The property is also a habitat for numerous wildlife (deer and coyotes) to name a few. Just the idea of heavy machinery building this large development and the noise and pollution this would cause is appalling. As the song goes 'You don't know what you got till it's gone' so please don't pave over paradise! [REDACTED]

Davis, Michael

From: [REDACTED]
Sent: March 1, 2021 9:06 AM
To: Davis, Michael
Subject: 100 unit retirement home -OPPOSE

Dear lord can we leave any green space in Dundas !
Jamming 100 unit retirement home, I fully OPPOSE to this development.

[REDACTED]

[REDACTED]

[REDACTED]

Carol Shogilev
3 – 10 Davidson Blvd.
Dundas, ON
L9H 7N9

March 2nd, 2021

Michael Davis, MCIP, RPP
City of Hamilton

Re: File No. ZAC-21-003 – 125 Pirie Drive

Dear Mr. Davis:

I am adamantly opposed to the rezoning of the land in question. As you can tell my address, I am in close proximity to the eastern edge of the property and a building of the proposed size and density would loom over my property and rob me of a great deal of privacy and much sunshine. Our communal parkette would be affected in the same way.

I have always known there would be some development on this property but was told it would be single family dwellings not a 4-story building housing a dense occupancy. This type of structure surely does not fit into the surrounding neighborhood nor can our roadways handle the increased amount of traffic that will be created.

We have had severe drainage problems behind the north side of the complex (mine included) with an expense incurred attempting to solve it. This development could have a catastrophic effect on the existing sewage and storm water drainage systems.

I have been informed that this proposed structure will adversely affect the present value of my home and subsequently my peace of mind.

For all the aforementioned reasons, I would like to oppose the plan for rezoning.



Davis, Michael

From: [REDACTED] <[REDACTED]>
Sent: February 24, 2021 12:47 PM
To: Davis, Michael
Subject: Rezoning ZAC-21-003 125 Pirie Drive, Dundas, ON

Hamilton Planning Department

Michael.Davis@Hamilton.ca ZAC-21-003

Reference: Rezoning of 125 Pirie Drive, Dundas, Ontario

I am a home owner living in very close proximity to the land which has been applied to be rezoned.

I am writing this letter to express my strong opposition to the rezoning of 125 Pirie Drive to allow for a Multi –story housing Development.

As confirmed with a real estate agent in the area of Dundas the property prices in the proximity of 125 Pirie Drive will be adversely affected by the proposed 4 story 155 apartment block together with the 17 unit townhouse development.

This proposal of the large block of apartments is definitely not in keeping with the single family homes in the surrounding area.

Our property has had severe problems with the major drainage and run –off caused by regular heavy rain downpours. The erection of these buildings will definitely exacerbate my problem by causing major flooding and erosion.

The 4 story building block will overshadow the properties on the eastern side of the property which will allow the residents in the apartments to have an unscreened view of these properties which includes my property. We will lose all privacy as a consequence.

The Eastern section of the development will entirely block out the view as well as a major part of the light from the properties in its proximity.

The proposal makes no provision for a practical change of the HSR bus Layby. At this time, the HSR Layby is in a very accessible position for all persons, including the Seniors which they are purportedly building this major development for. Moving the Layby will have a detrimental effect on all of its users. Finding an acceptable alternative will be difficult and impracticable.

The developers mention that very few tenants will have vehicles. How are these pensioners able to travel to downtown Dundas as there is no bus route availability.

The retirement development is not in walking proximity of any necessary services such as a library, pharmacy, doctors, blood testing facilities, a vet, food stores or even a coffee shop. Every resident will need to leave the area for anything they require. This is not practicable.

This development is nothing other than an opportunity for the developer to make a quick buck.

They do not have the needs of the tenants at heart.

Davis, Michael

From: [REDACTED]
Sent: February 25, 2021 11:33 AM
To: Davis, Michael
Subject: Pirie Development

This development proposal for the corner of pirie and governors road is absolutely WRONG! This will bring in a lot of traffic in an already congested area. There is one road going in and out of this area and 3 schools and buses and CONGESTION.

The only consideration should be a very small building for the seniors looking for downsizing in this neighborhood. Dundas is a small town !. Please keep it this way!
It's a POOR plan!!

Sent from my iPad

Davis, Michael

From: [REDACTED]
Sent: February 23, 2021 1:23 PM
To: Davis, Michael
Subject: Re: ZAC-21-003

Thank you for this information Michael. I do look forward to the upcoming meeting.

I do want it noted that I think the proposed development is way too dense for this location! Governors Road is already very busy and congestion occurs regularly within the 3 school zones between Moss and Creighton. When highway 403 is closed, Governor's becomes an alternative route for commuters. Increased traffic just seems ill-advisable.. A 4-story retirement home/senior's apartment building with 84 apartments and 75 retirement home suites...PLUS 17 single storey townhouse dwellings for this location feels way too congested for the location at hand.

These are my comments. I appreciate your attention.

[REDACTED]

On Feb 16, 2021, at 2:34 PM, Davis, Michael <Michael.Davis@hamilton.ca> wrote:

[REDACTED]

Thank you for reaching out to me on this. Regarding the proposed zoning change, the site is currently zoned "Urban Reserve" which is meant to be a future development zone. The Urban Reserve zone is commonly applied to sites when there's a desire to maintain it as undeveloped until a specific plan comes forward for review and consideration by City Council. The application proposes to change the zoning to a site-specific zone that allows for the proposed development concept (i.e. a 4-storey retirement home/senior's apartment building with 84 independent apartment units and 75 retirement home suites on the southern portion of the subject site and 17 single storey townhouse dwellings on the northern portion of the subject site.)

The site is designated "Neighbourhoods" within the City of Hamilton Official Plan.

In terms of the process, the application has been circulated to all relevant City departments and External Agencies (e.g. Hamilton Conservation Authority) for review. At the same time, the City is requesting comments from nearby residents. All comments received are forwarded to the Applicant, considered by the City Planning Department before forming any recommendations, and are eventually included in the City Staff report to City Council so that they have that information available when making a decision.

A public meeting will also be held in front of the City' Planning Committee at a future date. You'll receive an additional notice inviting you to attend/participate in that meeting approximately 17 days in advance. City Council is the approval authority for Zoning By-law Amendment applications.

I hope this information is helpful. Please let me know if you have more questions! All the best,

Mike Davis, MCIP, RPP

Senior Planner

Planning and Economic Development Department
Development Planning, Heritage and Design
71 Main St. W, 5th Floor Hamilton, Ontario, L8P 4Y5
Phone: (905) 546-2424 ext.1024
Fax: (905) 546-4202

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Planning staff will continue to serve the community over the phone or by email. However, staff are working from home as a precautionary measure to protect both the public and staff and staff will endeavour to reply to your email as soon as possible.

Digital submissions and resubmissions are preferred. Alternatively you may make your submission by courier, mail or by drop off at the First Floor, City Hall.

Please be aware that information on the City's response to Covid-19 and the City of Hamilton Official Plan, Zoning By-laws and submission requirements can be found on the City's website at www.hamilton.ca.

Thank you for your anticipated cooperation.

From: [REDACTED]
Sent: February 15, 2021 7:10 PM
To: Davis, Michael <Michael.Davis@hamilton.ca>
Subject: Fwd: ZAC-21-003

Hello Michael

I am a neighbour of Mary Tuttle and also received the information about rezoning and development on the Pirie lot. I have a lot of concern about the density in the proposed plan and therefore would like more information about the change in zoning...from what to what? And I would like to know more about the process going forward with regards to a meeting to discuss concerns. Is this already a done deal? Or will local concerns be addressed?

Thank you! My email address is: [REDACTED]

[REDACTED]
[REDACTED]

Begin forwarded message:

From: [REDACTED]
Date: February 15, 2021 at 2:47:55 PM EST
To: martha fox [REDACTED]
[REDACTED]
Subject: Fwd: ZAC-21-003

[REDACTED]

I received that letter yesterday from Michael Davis @ City of Hamilton the Planning and Economic Development Department.
I sent him an email today asking for further clarification regarding the proposed Zoning By-Law Amendment Application for the lands located at 125 Pirie Drive, Dundas.

I'm including his response with a link for you to peruse.
<http://Pirie.development.com>

Sent from my iPad

Begin forwarded message:

From: "Davis, Michael" <Michael.Davis@hamilton.ca>
Date: February 10, 2021 at 1:36:35 PM EST
To: [REDACTED]
Subject: RE: ZAC-21-003

[REDACTED]

I'm happy to provide more information regarding this Zoning By-law Amendment application that has been submitted to the City. The Applicant has set up this website where you can access all of the conceptual plans, reports and information that was submitted with the application. Details about the present and proposed zoning are also included.

<http://Pirie.development.com/>

Once you get a chance to review the information please feel free to reach back out if you have follow-up questions or wish to provide comments! Definitely, no personal information will be shared based on your request.

Thanks,

Mike Davis, MCIP, RPP
Senior Planner

Planning and Economic Development Department
Development Planning, Heritage and Design
71 Main St. W, 5th Floor Hamilton, Ontario, L8P 4Y5
Phone: (905) 546-2424 ext.1024
Fax: (905) 546-4202

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Thank you for your anticipated cooperation.

From: Mary Tuttle <merry.tuttle@gmail.com>
Sent: February 10, 2021 10:54 AM
To: Davis, Michael <Michael.Davis@hamilton.ca>
Subject: Fwd: ZAC-21-003

Sent from my iPad

Begin forwarded message:

From: [REDACTED]
Date: February 10, 2021 at 10:32:48 AM EST
To: michael.davis@hamilton.ca
Subject: ZAC-21-003

Hello Mr. Davis,

I'm contacting you in the hopes of receiving further clarification regarding the proposed Zoning By-Law Amendment Application for the lands located at 125 Pirie Drive, Dundas.

I have received a letter giving notice that an application has been made to change the zoning for the above mentioned property so as to allow for the building of a 4 storey 159 unit retirement/senior apartment building and also the building of 17 single-storey townhomes.

The information that seems to be lacking and that I'm requesting at this time is:

What is the present zoning of the property and what is the zoning change that is being proposed for the above mentioned property?

I would request that this query and my personal information be kept confidential.

Thank you in advance,
[REDACTED]

Sent from my iPad

[REDACTED]

Michael Davis
City of Hamilton
Planning and Economic Development Department

RE: Zoning By-law Amendment (File no. ZAC-21-003)

Having received the Notice of complete application and preliminary Circulation for Zoning By-law amendment for the development of a 4 storey retirement home/senior's apartment building located at 125 Pirie Drive in Dundas, we have the following questions and concerns:

1. What is the current By-law regarding the property at 125 Pire Drive?
2. What is the current zoning by-law for 10 Davidson Blvd. shown as lot 10 on the location map?
3. What is the maximum occupancy for the retirement facility/apartment building?
4. Will there be commercial occupancy associated with this development?



Major Issue and Concern:

Pirie Drive is at its maximum for parking on the street. This is due to the townhomes/condos located on lot 10 and lot 7. Lot 10 area was rezoned following the same process and the size of the building/occupancy was reduced due to parking limitations. In hindsight it wasn't reduced enough.

Traffic on Pirie Drive is congested. Buses have difficulty maneuvering and snowplows are unable to clear snow effectively. Adding another 17 single storey townhomes will add to that congestion and parking problem. With respect to the retirement facility, will the 4-storey apartment building contain all the necessary parking for all of its occupants and staff? What is the number of available parking spots and where would that be?

A recent Spectator Article dated February 25th, 2021 discussed a request by Hamilton councillors asking residents to move their cars into driveways during blizzards. The article goes on to recognize the fact that newer residential developments tend to “squeeze” more onto lots resulting in smaller driveways. The article also discussed City Councillors’ intent on looking for more ways to make more room for plows and in our case buses. A contributor to this congestion is the condominium rules which restrict condo owners from using visitor parking. This creates an overflow onto Pirie Drive while visitor parking remains empty. This is the case for the condos on Lot 10 and Lot 7 of the location map.

Governor’s road has become a major artery for traffic in and out of town, Traffic has increased tremendously over the years with 3 schools in close proximity and with people moving to more rural living. It is not uncommon to see cars backed up to 125 Pirie and beyond in the morning commute. People need to add 20-30 minutes to their commute towards Hamilton to pass through this section of road. A large facility will exacerbate an already impossible morning commute.

In summary we feel consideration should be given to a reduction in the number of single storey townhomes and we request more information on existing by laws, onsite parking and overflow parking plans and present and future traffic congestion along Governor’s road and Pirie Drive.

Respectively

████████████████████

████████████████████

Michael Davis, City of Hamilton,

Planning and Economic Development Department

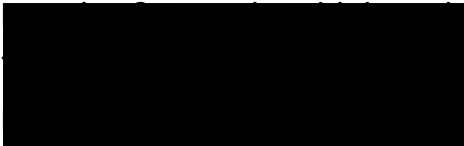
COMMENTS ON ZONING BY-LAW AMENDMENT (FILE No. ZAC-21-003)

As nearby residents of the subject property related to the above amendment, we offer the following comments for your consideration and action.

1. Zoning is a carefully and well thought out process to protect and control the development of property within a municipality. No doubt there may be cases where some minor variance may be required to accommodate something overlooked in preparing the original zoning. This application is by no means minor and apparently seeks to completely change the zoning that has been thoughtfully prepared to control development in this area. It seems to serve only the interests of the developer seeking this major amendment.
2. The proposed development of a 3 – 4 storey building is not at all in keeping with the surrounding residential community which is composed of mainly single family homes with some semi-detached family homes and some townhomes.
3. The density factor for the proposed project containing some 159 units and suites along with 17 townhomes would appear to greatly exceed any density factors established by the City.
4. The voluminous and detailed traffic study supporting this project was done during the pandemic year 2020 when the traffic pattern on the Governors Road corridor was far from normal. With many people working from home and not going out for various other purposes such as shopping; going to restaurants; keeping many other appointments; meeting with family and friends; etc. etc. As well with the three schools located a short distance from the project being closed for a good deal of time, the school traffic was considerably reduced. In addition to school buses many parents drive their children to and from these schools. This traffic was also greatly reduced, or non-existent during the pandemic year. Considering this, any conclusions from the traffic study would have to be questioned.

5. The project calls for the very recently completed HSR lay by on Governors Road to be altered, or possibly removed to accommodate an access roadway to the proposed project. At the same time the availability of nearby HSR service to presented as plus for this project.
6. The need for the development of additional senior retirement units in Dundas has not been demonstrated. As well this particular location is far removed from the services that many of the proposed residents would require. This would further aggravate the traffic situation on the Governors Road corridor, as many of such residents would be required to drive to access any required services. This project appears to be creating a need, not filling a need.

Respectfully submitted for your consideration.



Davis, Michael

From: [REDACTED]
Sent: February 25, 2021 2:05 PM
To: Davis, Michael
Subject: Pirie Development Proposal

Good Afternoon Mike:

I live in the neighbourhood of the proposed Pirie development.

As you can imagine, I am not happy about 159 residential units and 17 townhouses that are being proposed for the development at the top of our street.

We already deal with multiple delays because of foot and vehicle traffic, during the morning rush hour and throughout the day with the three schools in our area.

There is only one way in and out of Dundas from/to Hamilton and this will only add to the delays.

As noted in the Dundas Star our storm sewers and creeks are already overburdened and flood. What is there a design to help deal with this?

Just wondering about how much more our taxes will go off to off-set this this portion of the construction.

I have called and complained to our MPP about the bus stop at Governor's and Pirie. When you are turning left on Governor's you cannot see around the bus if it is sitting idle until you are in the road.

Adding more people to this area is not going to help any of the situations outline above.

I understand, that older people are looking for an area in Dundas to retire. We have a beautiful town.

I would be happy with a single town-homes like the ones on the other side of Pirie.

Thank you for listening to my rant!

[REDACTED]

Davis, Michael

From: [REDACTED]
Sent: February 28, 2021 12:35 PM
To: Davis, Michael
Subject: ZAC-21-003

Hi Michael,

I live at [REDACTED] received a letter stating that the zoning for 9 homes at Pirie is up for review. I am a great believer in development and developers making as much \$ as they can. That's simply good business. Townhomes and a retirement home sounds great. I am not knowledgeable enough to comment on the clayed land, air quality or anything in the letter other than the traffic. Currently coming in and out of Dundas during rush hour is maddening. Luckily I am in a position where I was able to change my work schedule to start at 10 and finish later to avoid the bottleneck coming in and out of our area. This is certainly not possible or realistic for everyone. I do feel the road and huge traffic issues need to be addressed before we add any more people to the area than already approved. For this reason I am opposed to the zoning by-law amendment for now.

Thanks for your consideration.

I can be reached at [REDACTED] should you wish to contact me.

[REDACTED]

Davis, Michael

From: [REDACTED]
Sent: March 1, 2021 10:25 AM
To: Davis, Michael
Subject: RE: Pirie Dr. Development

Thanks Mike.

From: Davis, Michael [mailto:Michael.Davis@hamilton.ca]
Sent: March 1, 2021 8:52 AM
To: Don Pether
Subject: RE: Pirie Dr. Development

[REDACTED]

Thank you for reaching out to provide these comments.

In terms of the process, the application has been circulated to all relevant City departments and External Agencies (e.g. Hamilton Conservation Authority) for review. At the same time, the City is requesting comments from nearby residents. All comments received are forwarded to the Applicant, considered by the City Planning Department before forming any recommendations, and are eventually included in the City Staff report to City Council so that they have that information available when making a decision.

A public meeting will also be held in front of the City' Planning Committee at a future date. You'll receive an additional notice inviting you to attend/participate in that meeting approximately 17 days in advance. City Council is the approval authority for Zoning By-law Amendment applications.

In the meantime, if you wish to learn more about the application you can visit the following website which was established by the Applicant to provide access to information for residents...

<http://piriedevelopment.com/>

Future opportunities for participation in the process will also be made available on the Applicant's project webpage.

I hope this information is helpful. Please let me know if you have more questions! All the best,

Mike Davis, MCIP, RPP
Senior Planner

Planning and Economic Development Department
Development Planning, Heritage and Design
71 Main St. W, 5th Floor Hamilton, Ontario, L8P 4Y5
Phone: (905) 546-2424 ext.1024
Fax: (905) 546-4202

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Thank you for your anticipated cooperation.

From: [REDACTED]
Sent: February 28, 2021 2:54 PM
To: Davis, Michael <Michael.Davis@hamilton.ca>
Subject: Pirie Dr. Development

Michael,

We appreciate your attention to this matter.

Regards,

[REDACTED]

Friday February 26, 2021

Michael Davis, City of Hamilton
Planning and Economic Development Department
Development Planning, Heritage and Design – Rural Team
71 Main St. West, 5th Floor, Hamilton, ON. L8P 4Y5

By email to: Michael.Davis@Hamilton.ca

Re: ZAC-21-003

Dear Mr. Davis,

Our names are [REDACTED],
Dundas located on the south side of Governor's Rd. to the proposed development on
Pirie Dr. in Dundas.

We have significant concerns to this application moving forward.

In referencing, "***Imaging New Communities***", a document published by the Planning and Economic Development Department in the City of Hamilton we believe that the numbers associated with this development will have a significant and negative impact on our community.

"Imaging New Communities"

Eighty-four apartments x 1.76 people=147.84 people

Seventy-five retirement home suites x1.76 people= 132 people

Seventeen townhomes x 1.76 people = 34 people

Total Potential Residents (**at a minimum**) = 314 people

The building is to be four stories situated on a hill in the middle of a residential community!

Over the past several years many changes have taken place on Governor's Road between Creighton Rd. and Pirie Dr.

- Addition of 3 sets of pedestrian/traffic lights
- Total of 5 sets of lights between Creighton Rd. and Pirie Dr.
- New end-of-line bus stop, regularly with 2 buses parked
- An increase in the number of schools and rising school population. Currently 1705 students either walk to, or are transported by family vehicles/DARTS/buses to the 2 elementary and 1 secondary school
- Families living to the west of Pirie Dr. walk their children on the shoulder of Governor's Rd. (formerly highway #99) because there are no sidewalks. The sidewalks currently end at Davidson Blvd.
- High traffic patterns already exist on Governor's Rd (#99) as this artery serves all communities west of Dundas.

The City should have pertinent information on traffic patterns before and after COVID 19 through studies completed by Paradigm Ltd. and City of Hamilton Police Services who regularly have radar on Governor's Rd before moving forward.

There should also be consideration of runoff issues at this site as directly across the road is a large drainage pond at the back of a number of residences.

Residents of a 'retirement village' would be best served by having amenities such as medical centres, shopping and recreational activities within walking distance. That is not the case in the planned location of 125 Pirie Dr.

Traffic patterns for the proposed development would have seniors exiting Pirie Dr. onto Governor's Rd. which would necessitate another traffic light. Currently, during higher traffic hours, it is difficult to make safe turns at this intersection.

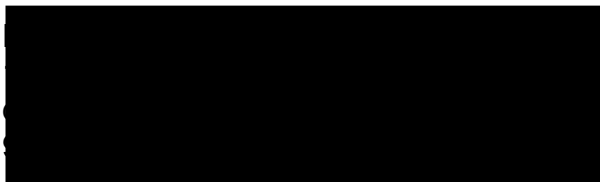
We are sure that there must be reports on file that indicate the very high volume of vehicular traffic trying to enter the Dundas Valley Conservation Area. In fact, this winter, orange traffic cones extended for very significant distances on both sides of the entrance to the conservation area. This created a dangerous situation within the local sub-divisions with pedestrians parking their cars and trying to enter the conservation area by walking on either side of Governor's Rd. without the benefit of sidewalks.

Currently our local community is comprised of single family, semi-detached homes and townhomes. A 4-story apartment building of 159 units and 17 townhomes will increase the density of this area with detrimental consequences.

This proposed development is a 'far cry' from the proposed land use which was designated as church property in the early 2000s and was subsequently sold for the development of 11 luxury homes. Only recently have we learned of this new proposal which flies in the face of reasonable community planning.

We are not opposed to **reasonable** development on this corner of Governor's Rd., and Pirie Dr. When "**Imaging New Communities**" we certainly would not consider a development of this size, configuration and density.

Please keep us informed of the date of the Public Meeting. We also wish to be informed of any decision made by the City of Hamilton on the proposed Zoning By-Law Amendment.



[REDACTED]
[REDACTED]
Dundas, ON

L9H 7N9

February 28th, 2021

Michael Davis

City of Hamilton

Dear Mr. Davis,

Re: Zoning By-law Amendment File No. ZAC-21-003

We are writing you about our concerns and subsequent opposition to the rezoning of 125 Pirie Drive. We are original owners at 10 Davidson Blvd and have always enjoyed the rural feel of our area. Now we are at risk of losing this.

The drainage has always been a problem which our development has attempted to rectify. Water flows downhill and this huge 159 retirement home and 17 townhouses will put a strain on the existing sewage and storm water drainage systems.

The impact of this proposal is an increase in population density, a strain on the existing roadways, noise from the rooftop amenities room, an invasion of our privacy from the east side balconies and the overshadowing of the far end units and our parkette.

This retired residence is in an isolated area with no amenities nearby and will serve no benefit to the residents and only impact the surrounding neighborhood negatively.

Regards

[REDACTED]

Cc: Arlene VanderBeek

March 1, 2021

Michael Davis, City of Hamilton
Planning and Economic Development Department
Development Planning, Heritage and Design – Rural Team
71 Main St. West, 5th Floor, Hamilton, ON. L8P 4Y5

Sent by email to: Michael.Davis@Hamilton.ca

Re: Application for a Zoning By-Law Amendment per File ZAC-21-003

Dear Mr. Davis,

I am writing to express my objection to the proposed zoning by-law amendment cited above. I have reviewed the application and supporting documents submitted by the applicant, as posted on their web site at <http://piriedevelopment.com/applications-reports/>. These documents describe a high density development, more typical of a downtown setting, and entirely incompatible with the surrounding residential community. To support my objections I am including an arial photograph of the site and homes nearby for reference. My specific objections are as follows:

1. The 17 bungalows to be built along Pirie Dr. on the north side of the property face just 6 homes on the other side of Pirie Dr. an almost 3 fold increase in density. Also, continuing from the east-most bungalow along Pirie Dr. to Davidson Blvd on the same side off the street the photo shows just 9 homes in a comparable distance. Again, the 17 bungalows at almost double the density are not a reasonable addition to Pirie Dr. I understand that this property is currently zoned for the construction of 11 homes which is clearly more compatible with the existing neighbourhood.
2. A retirement home, consisting of 155 units, occupies the entirety of the remaining land area, with a main entrance off Governors Rd. with 14 outdoor parking spaces, and a side entrance off Pirie Dr. to 133 underground parking spaces (to be sold separately from the 155 units). The building rises 20m (66ft) to the top of a mechanical room above the 4th floor at the front of the building on Governors road where its length is 112m (367ft). The sides of the building run 50m (164ft) north from Governors Rd. to back onto the 17 bungalows where it is only 3 stories high because of the 7m hill into which the retirement home will be built. In addition to this enormous building being out of place in the surrounding residential neighbourhood please consider the following:
 - a) Governors Rd. (highway 99) is a main east-west artery for Dundas and regions to the west and so is well travelled. The proposed main entrance to the retirement home from this busy single lane highway, is in close proximity to traffic turning at Pirie and Wainwright, which will pose a hazard both to cars and to pedestrians crossing Governors Rd to access the bus stop located along Pirie Dr. adjacent to the retirement home.
 - b) As the retirement home will be blocked on 2 sides, to the north by the proposed bungalows and to the east by existing homes, a fire would have to

be fought either from the south on Governors Rd or the west on Pirie Dr. An assessment by the fire department and consideration of the infrastructure needed to fight a fire at this location should be sought.

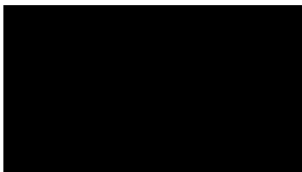
- c) The 155 suites are quite small, most suitable for only 1 resident, which I assume is the plan as the retirement home includes many communal amenities: theatre, library, spa, wellness centre, laundry, kitchen, dining room, business office, etc. As such this will be a busy place with many staff required to provide these services. In addition many elderly residents will require visits for nursing and PSW assistance, and I hope would enjoy visits from friends and family. For all of these non-residents the plan includes only 14 unassigned outdoor parking spaces at the front entrance off Governors Rd. This is clearly inadequate.
- d) There is no shopping or other community services within walking distance for the 155+ residents of the retirement home, and the neighbourhood is hilly, making even a stroll down residential streets unappealing to most elderly people.

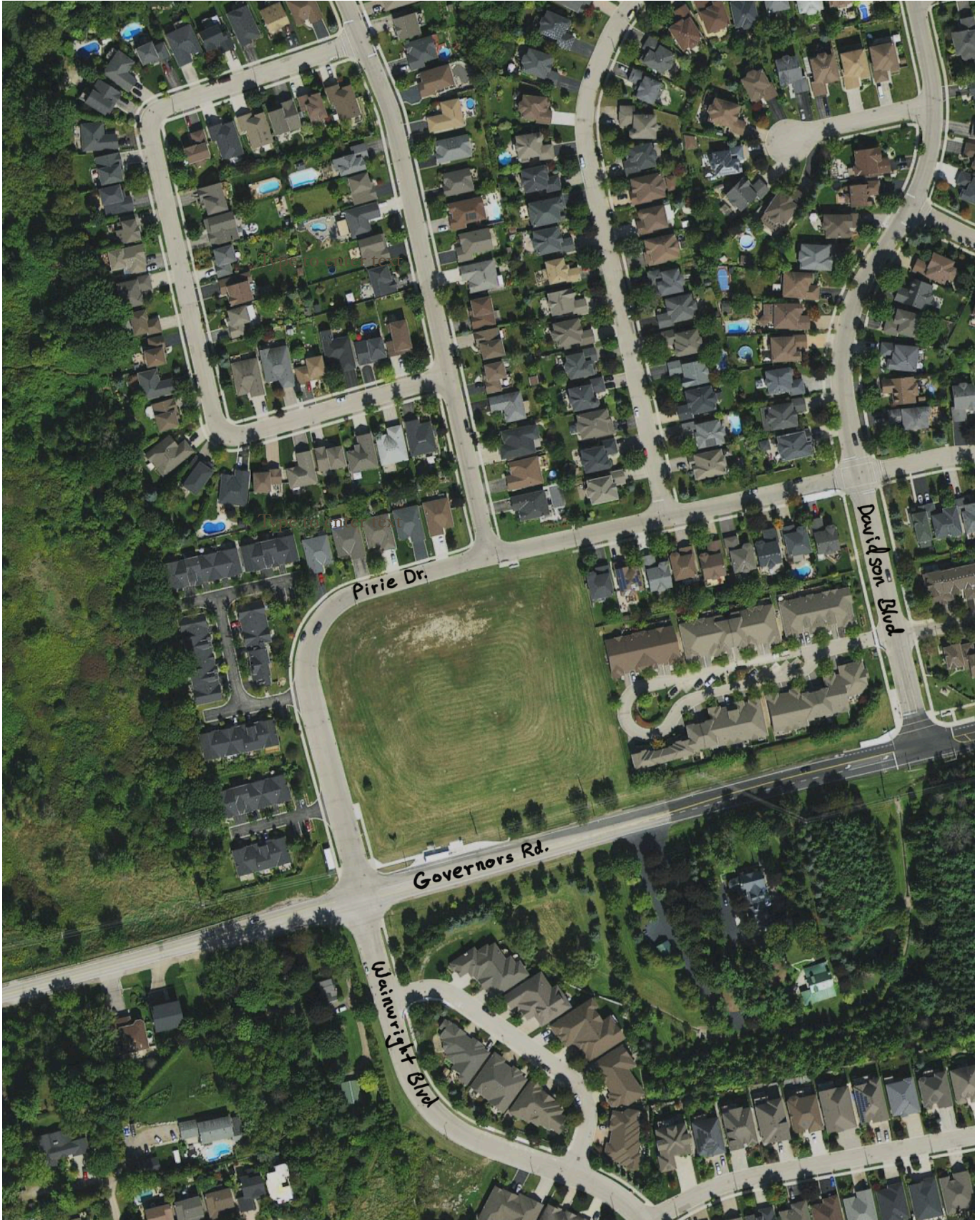
For the above reasons I urge you to reject the proposed use of this land for the construction of 17 bungalows and a retirement home and thus also urge you to reject the requested zoning by-law amendment.

While I can understand the developers desire to realize as much profit as possible by building as many saleable units as possible on this site, his proposal is a clear over-reach which is not appropriate in this residential / rural setting on the western outskirts of Dundas.

If you have any questions or wish to discuss this letter please don't hesitate to contact me.

Sincerely,





Davis, Michael

From: [REDACTED]
Sent: February 22, 2021 3:31 PM
To: Davis, Michael; VanderBeek, Arlene
Subject: ZAC-21-003

Good afternoon Mr Davis, I would like to voice my concern about the Zoning By-Law Amendment File No. ZAC-21-003.

I would like the City of Hamilton to reject/refuse the amendment File No. ZAC-21-003 in relation to the lands located at 125 Pirie Drive in Dundas..

The zoning for this area should not change from a strictly Residential Zone R1, R2, R3, R3A or, at the most, RM1.

This location is not conducive to a higher density than it currently enjoys. I am greatly concerned about the impact higher density or the inclusion of a business (Retirement Home or any other type of business) will have on this location.

I was dismayed that Appendix "A" was not more detailed by showing the extent of the housing currently surrounding the subject lands at 125 Pirie Drive. There are 11 units at 88 Pirie Drive, 15 units at 78 Pirie Drive, 27 units at 10 Davidson Blvd. and 62 units at 7 Davidson Blvd. In my opinion the omission of these units in the document is concerning as the openness of the space is misleading to those who are unfamiliar with the area.

Please include my comments and opinions regarding this rezoning application as part of the public record.

Please do not include my personal details or information.

Thank you,
[REDACTED]
Dundas, Ontario L9H 7A5

[REDACTED]

[REDACTED]

[REDACTED]
[REDACTED]
Dundas, Ontario

L9H 7N9

February 25th, 2021

Michael Davis for June Christy

Senior Project Manager

Re: File No. ZAC-21-003 125 Pirie Drive, Dundas

I have a few concerns in your attempt to rezone the property adjacent to [REDACTED]. There presently is poor drainage from 125 Pirie Drive resulting in pools of water on my driveway and the laneway around the condo property (definitely hazardous in the winter).

I was aware that the property was zoned for single family dwellings and had no concerns with that plan but what is now being proposed is a multi-unit structure creating an extremely dense population. I have a problem with the devaluing of my property due to the dense property development being undertaken in such close proximity.

[REDACTED]
Cc Arlene VanderBeek

S Robichaud

A Fabac

Davis, Michael

From: [REDACTED]
Sent: March 4, 2021 6:50 PM
To: Davis, Michael
Subject: Opposition for Zoning By-Law Amendment
Attachments: cid54737961-4E0A-43EC-BF7F-8085CD45D2E4.png; ATT00001.txt

Hello Michael,

My family and I are opposing the zoning amendment proposal for the construction on the green space on Governor's road.

03/04/21
[REDACTED]

Davis, Michael

From: [REDACTED]
Sent: March 3, 2021 8:04 PM
To: Davis, Michael
Subject: Zoning by-laws amendment file no. ZAC-21-003

Hello Mr. Davis,

I am writing to oppose the development proposal for Pirie Drive and Governor's Road (ZAC-21-003). I feel the proposal will result in increased traffic and obviously reduced green space for the area.

I am at [REDACTED]

Thank you for your consideration,
[REDACTED]

March 4, 2021

Michael Davis, City of Hamilton
Planning & Economic Development Department
Development Planning, Heritage & Design-Rural Team
71 Main St. West, 5th Floor
Hamilton, ON L8P 4Y5

RE: ZAC-21-003

Dear Mr. Davis

This letter is in response to the invitation to comment on the Zoning Bylaw Amendment Application (ZAC-21-003)

[REDACTED]

We have a number of concerns related to the proposed development at 125 Pirie Dr. in Dundas as outlined below.

DRAINAGE & RUNOFF

As this property is at a higher elevation than the condo complex bordering on the development's east boundary, we are concerned about the erosion and runoff that will flow onto the condo property at 10 Davidson during the construction phase of the development, especially during any heavy rains.

If approval is given to develop this property as proposed, what will be done to prevent the excess water from pouring over the large area from draining onto the property at 10 Davidson. It appears from the diagram on page 4, Appendix 8b that water from the common area between the townhomes and the apartment building is being directed north then east toward the property at 10 Davidson. Is this water going to be captured in the storm sewer system or will it be directed to the south west corner of our property?

It would appear that during some of the severe weather we have experienced over the past several years could result in 10 Davidson becoming part of the drainage system for the new development.

PRIVACY

The area along the west property line of 10 Davidson which borders on the property in question is used by many of our unit owners for getting together to socialize and have a coffee. We have installed several benches in this area for that purpose. With the construction of a four-storey

apartment building along this border, it is not only not in keeping with the surrounding neighbourhood, the privacy and enjoyment of our complex will be impaired.

The 4 storey building will also cast shadows and block sunlight from our complex, contrary to what is stated in the Planning Justification Report. Many of the new units will look directly down on many of the yards and patios of 10 Davidson. The Rooftop Concept document shows a sitting area that will also look down on the property at 10 Davidson.

PARKING AND TRAFFIC

Parking and traffic will be a major concern. Right now very few people adhere to the 50 KPH speed limit, many fail to stop at the stop signs in the area, and more than a few don't seem to know what the red light means at Davidson and Governor's. I have come close to being T-Boned there myself several times, and many vehicles accelerate to try and beat the red when it turns caution. Buses have been known to do the same. I have emailed the council person on more than one occasion to complain, but nothing is ever done. The parking on the streets around Pirie is getting to the point it is difficult to drive down. Where will all the visitors at this new development park. Likely in the visitor parking at the other condo complexes in the area.

As for the relocation of the bus layby, why is it necessary to move it at all. We are definitely concerned that it could be moved east along Governors behind our complex and spew diesel fumes over the yards and decks of the units in our complex backing onto Governor's. We get enough of that already with the truck traffic on that stretch of Governors. Relocation of the "Johnny on the spot" is a definite problem. I am sure the buildings proposed are set back further from Governor's Rd than those at 10 Davidson, so I see no reason to move the layby at all.

PROPERTY VALUES

If this development is allowed to go ahead as proposed, it will definitely have a negative impact on the property values at [REDACTED]

Sincerely,

[REDACTED]

February 24, 2021

Michael Davis, City of Hamilton
Planning & Economic Development Department
Development Planning, Heritage & Design - Rural Team
71 Main St. West, 5th Floor
Hamilton, ON L8P 4Y5

Re: ZAC-21-003

Dear Michael

Please accept this letter in response to the invitation to comment on the Zoning Bylaw Amendment Application (ZAC-21-003).



We would like to express a number of concerns about the proposed development at 125 Pirie Dr. in Dundas, Ontario. We are interested in how the developer intends to address these concerns.

Construction:

Drainage & Runoff

As scraping and construction gets underway, we are concerned that there will be significant sediment and erosion that will follow the natural topography, flowing onto our property at 10 Davidson and creating an ongoing 'mud-river' down our court whenever there is rain.

Noise

While we understand that with construction comes noise, we do not see any indication of a berm or noise barrier to protect our property.

Post-Construction:

Drainage & Runoff

Surface water from the back of the north bungalow townhomes and the common area between the townhomes and the apartment building is being directed north and then east toward the property at 10 Davidson. The diagram (Appendix 8b, page 4) shows the water then running south along the property line to Governor's Road. We note that it is not clear if this water is meant to be captured by the Stormtech system or if it is being directed around the south-west corner of our property at 10 Davidson.

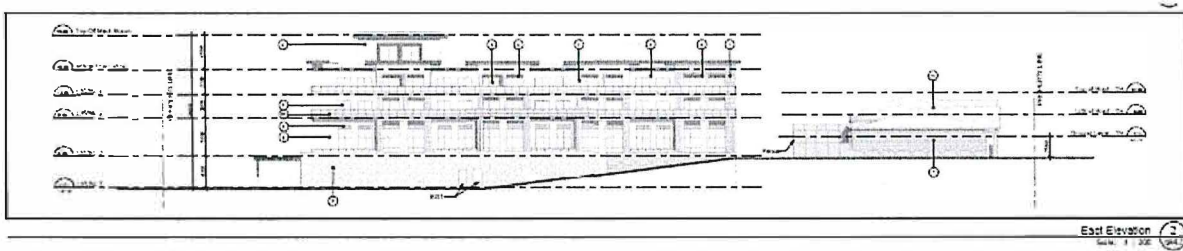
Surface water south of the parking garage driveway and the south-facing front of the building is being directed east toward the corner of our property at 10 Davidson, where the aforementioned other water is running.

The severe weather we've experienced over the past several years has us concerned that 10 Davidson will become part of the drainage system of 125 Pirie.

Privacy & Enjoyment of Our Common Property

Many of us enjoy the common property near the property line with 125 Pirie. With the construction of a four-storey apartment building that includes a rooftop terrace, our privacy and enjoyment of the property will be impaired.

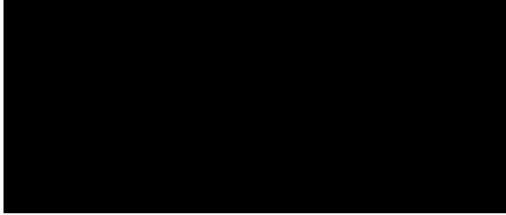
In the Planning Justification Report (Wellings), on page 15, (point b - Compatibility with adjacent land...), the report states "The proposed built form and design of the Retirement Home avoids adverse impacts relating to shadows and overlook." The East Elevation (page 10) from the Architectural Report is pasted below. How anyone can claim there will not be any adverse effects from the overlook is astounding. As best we can determine, the north-most 3 units on the first floor are the only ones that will not have a direct view into 10 Davidson. By our count, 22 units look directly onto 10 Davidson. It looks as if a cruise ship has docked at the west end of our property.



Property Values

Ultimately, we are concerned that our property value will be negatively affected by the construction at 125 Pirie, especially if the legitimate concerns expressed above are not addressed.

Respectfully



To Whom It May Concern:

This is our input regarding Zoning By-law Amendment Application ZAC-21-003.

Before the Council makes a decision regarding ZAC-21-003 there are many aspects of this application to consider. **Most of the land is zoned Urban Reserve which is intended to protect the property from development which may “prejudice the future use of the land, or which may have disruptive influence on the community.”**

The request is for a zoning amendment in order to build a 4-storey 159 unit (apartments and suites) retirement home/seniors' building as well as 17 townhomes. This plan will have “a disruptive influence on the community”.

1. The traffic on Governor's Road, as part of FGL's application a traffic study was done by Paradigm Ltd. This study is flawed due to the fact that it was carried out during the pandemic year of 2020. It does not reflect the reality of the volume of traffic on Governor's Road. There are three schools (2 Elementary and 1 Secondary School) on Governor's Road that were not at full capacity during the study therefore there were many fewer school buses and students using the road. In 2020 many area residents were working from home resulting in less traffic volume.

2. There are three schools on Governor's Road. It is not a good idea to build a 159 unit building and 17 townhomes thereby increasing traffic volumes and mixing elementary and high school students crossing the road with increased traffic volumes.

3. To the west of this proposed development on Pirie are townhomes next to a horse farm and a conservation area. North, east and south are more townhomes, and single family homes. It's obvious that a 159 unit 4 storey building does not fit with the character of the neighbourhood.

4. Paradigm Inc's traffic report outlines the fact that the main driveway entrance to the development would be from Governor's Road and conflicts with the existing HSR lay-by.

5. This neighbourhood has a low walkability score. Residents require cars to travel for all their errands - groceries, appointments, the library. A large retirement/seniors home should be built within walking distance of shopping and other amenities for seniors. The present proposal does not meet onsite parking requirements.

6. A quick look at the neighbouring city of Burlington reveals that there are many vacancies in senior apartments buildings, despite their proximity to the lake and their preferred walkability scores. Simply put, Dundas does not need more senior apartments and certainly not on the edge of town.

7. A quick calculation of the number of people who would reside in this small area (1.43 acres) suggests a density of 220 per acre. This is a far cry from the eleven families that would live in the proposed development of eleven luxury homes.

Clearly this proposed bylaw change is a poorly conceived idea and must be rejected.

We join our neighbours in opposition to the proposed By-law Amendment Application ZAC-21-003.



Davis, Michael

From: [REDACTED]
Sent: February 28, 2021 12:41 PM
To: Davis, Michael
Subject: FW: Re: ZAC-21-003

From: [REDACTED]
Sent: Saturday, February 27, 2021 11:50 AM
To: 'Micheal.Davis@Hamilton.ca'
Subject: Re: ZAC-21-003

Mr. Davis:

Our names are [REDACTED] Gillespie Cres. Dundas.

We have concerns to this application and its proposal moving forward. My concern is a four stories building that is not part of the neighborhood landscape at present.

The traffic upload to a very busy street already, and the lack of sidewalks not to mention bicycles.

If this application goes through what are the seniors living there going to do re grocery, and drug, mail, and other necessities?

These are only the highlights of my concerns; please keep us informed of any decisions made by the city in regards to this project.

My proposal is to have a city review so the citizens can state there concerns publically; say here in Dundas at the town armories at Market and Hatt Street.

Regards

[REDACTED]

[REDACTED]

Davis, Michael

From: [REDACTED]
Sent: March 2, 2021 7:24 PM
To: Davis, Michael
Cc: VanderBeek, Arlene
Subject: Concern over the Development Plan for Pirie/Governors in Dundas

Mike Davis, MCIP, RPP

Senior Planner

Planning and Economic Development Department
Development Planning, Heritage and Design
71 Main St. W, 5th Floor
Hamilton, Ontario, L8P 4Y5

Dear Mr. Davis,

We live [REDACTED] on the South side of Governors Rd. When we bought our house in 1987, we were told that the 2.5 acre lot at the corner of Pirie Dr and Governors Rd would house a new church or school "down the road". However, a few years back, we were surprised to see a large sign erected on that lot by a new developer advertising that 9 large-lot single family homes were going to be built there (oddly enough, we were not aware or informed of the plan to add 35 additional townhouses at that time; we only found that out recently). While we were concerned about the 9 homes (which according to the sign were all sold!), we weren't too upset since we figured that an additional 9 structures wouldn't result in too much more traffic, or a burden to the sewage system.

After reading a notice attached to our neighbourhood postal box today, we were very surprised and annoyed to discover that the current plan is now for a large 159-unit 4-storey monster residence (housing 75 retirement home units, 84 apartment units, with an underground parking level) and 17 townhouses to be built on that lot! Apparently, notices were sent out to homes within 120 metres of the site, but many of us who would be affected by this development live beyond that perimeter and didn't receive any notice. Thankfully, this notice informed us of this revised plan (note: we do read the Dundas Star, but it hasn't been delivered to our home for the past 2 weeks).

For the past 10 or more years, those of us living in the various neighbourhoods around Governors Rd have had to deal with routine traffic congestion along Governors from Pirie/Wainwright to Creighton Rd (and beyond). We attribute this to a number of factors: the location of 3 schools in close proximity to each other along Governors, the narrow 2-lane road, and the rapid increase in home building, mostly on the North side of Governors. I estimate that this new plan will house another 300 or more residents and add many more vehicles. Clearly, this high-density plan will likely add to our current traffic woes, and, I suspect, it may have an impact on the sewage system in our neighbourhood, and perhaps on our water and hydro supply. We're already having to deal with another 29-unit townhome proposal at 264 Governors Rd, about a kilometre east of the Pirie site. In addition, the only major grocery store in Dundas (Metro) is already too small to accommodate the growing population of Dundas, and this development will add to the problem.

We are asking that the developers reconsider their "grandiose" plan, and consider a much smaller footprint (i.e. lower density) on that lot.

Regards,

Davis, Michael

From: [REDACTED]
Sent: March 2, 2021 5:14 PM
To: Davis, Michael
Cc: VanderBeek, Arlene; Kim Kozak; Christy, June; Fabac, Anita; Robichaud, Steve
Subject: Re: ZAC-21-003 Pirie Development

Hi Mike,

Thanks for the quick response and education on the city process.

My assumption was that the city has some pre-approval step to filter out applications that would never be approved. This was based on the significant amount of effort and cost the property owner and the consultants they hired must have invested thus far to produce the application and supporting documentation.

Why would a builder invest so much if there wasn't some reasonable chance of success..

We do support developing that property in keeping with the existing neighbourhood makeup and not negatively impacting traffic, parking and pedestrian safety.

Thanks again and we will look forward to further opportunities to provide feedback.

On Tue, Mar 2, 2021 at 8:19 AM Davis, Michael <Michael.Davis@hamilton.ca> wrote:

[REDACTED]

Thank you for reaching out to provide these comments.

In regards to your comments below, I do want to clarify that the property owner is permitted by the Ontario Planning Act to submit an application to the City of Hamilton for a Zoning By-law Amendment. The City of Hamilton is required by law to process and review the application in accordance with the process prescribed in the Ontario Planning Act. The City does not have the ability to reject an application like this before carrying out the due process.

As part of that prescribed process, the application has been circulated to all relevant City departments and External Agencies (e.g. Hamilton Conservation Authority) for review. At the same time, the City is requesting comments from nearby residents. All comments received are forwarded to the Applicant, considered by the City Planning Department before forming any recommendations, and are eventually included in the City Staff report to City Council so that they have that information available when making a decision.

A public meeting will also be held in front of the City' Planning Committee at a future date. You'll receive an additional notice inviting you to attend/participate in that meeting approximately 17 days in advance. City Council is the approval authority for Zoning By-law Amendment applications.

In the meantime, if you wish to learn more about the application you can visit the following website which was established by the Applicant to provide access to information for residents...

<http://piriedevelopment.com/>

Future opportunities for participation in the process will also be made available on the Applicant's project webpage.

I hope this information is helpful. Please let me know if you have more questions! All the best,

Mike Davis, MCIP, RPP

Senior Planner

Planning and Economic Development Department

Development Planning, Heritage and Design

71 Main St. W, 5th Floor Hamilton, Ontario, L8P 4Y5

Phone: (905) 546-2424 ext.1024

Fax: (905) 546-4202

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NOTE: As of March 18, all City of Hamilton offices and facilities have been closed to the public with the exception of the First Floor, City Hall, to help prevent the possible spread of the Covid-19 virus.

Planning staff will continue to serve the community over the phone or by email. However, staff are working from home as a precautionary measure to protect both the public and staff and staff will endeavour to reply to your email as soon as possible.

Digital submissions and resubmissions are preferred. Alternatively you may make your submission by courier, mail or by drop off at the First Floor, City Hall.

Please be aware that information on the City's response to Covid-19 and the City of Hamilton Official Plan, Zoning By-laws and submission requirements can be found on the City's website at www.hamilton.ca.

Thank you for your anticipated cooperation.

From: [REDACTED]
Sent: March 1, 2021 11:43 PM
To: Davis, Michael <Michael.Davis@hamilton.ca>; VanderBeek, Arlene <Arlene.VanderBeek@hamilton.ca>
Cc: [REDACTED]
Subject: ZAC-21-003 Pirie Development

Hello,

We are writing to add our voices to your request for community feedback on the proposal to develop the lot on Pirie Drive.

The nature and magnitude of the proposed complex is not fitting within our neighbourhood. There are many reasons why this isn't a good fit.

- 1) We are an all-residential, 2-story medium-density community. Any development of that lot should follow suit.
- 2) Traffic on Governors Rd is already congested. Adding a significant number of units to that lot will make it even worse.
- 3) Adding additional traffic to a neighbourhood with many small children is not safe
- 4) Parking for such a dense complex will undoubtedly spill over onto the neighbouring streets where availability is limited and disruption will ensue
- 5) There is an available lot at Cootes Dr and Dundas St (former Canadian Tire) that would be perfect for this type of development (fitting location, all amenities within walking distance)

For these reasons, we are against the proposal in its current state and we are disappointed that this proposal was not rejected by the City Planners immediately before even progressing to this point.

Davis, Michael

From: [REDACTED]
Sent: February 28, 2021 8:17 PM
To: Davis, Michael
Cc: VanderBeek, Arlene
Subject: PIRIE DRIVE DEVELOPMENT IN DUNDAS

Dear Mr.Davis,

I'm writing you with regards to the housing development project on Pirie drive in Dundas Ontario . I oppose the development and the scale of the purposed development on Pirie drive, the biggest issue is with over 100 residents units worth of added traffic to the area. Much of which will flow through three school zones and cause more congestion along Governors road. Governors road was recently refinished with bike lanes and turning lanes etc last year and was left as single lane road. If a multi unit dwelling was purposed, why was the road not enlarged?. Any additional housing should fit with the design and flow of the current neighbourhood, a multi unit dwellings does NOT! Detached homes would be acceptable (driveway or driveways not directly connected to Governors road), or the absolute best use of the land would be park space.

Thanks,

[REDACTED]

CITIZENS AGAINST PIRIE DEVELOPMENT

Zoning By-law Amendment File No. ZAC-21-003

If you oppose the above development proposal, and have not already done so, would you please join the neighborhood grassroots campaign by sending by March 5 2021 deadline an email to the following address:-

Michael.Davis@Hamilton.ca

or by writing to Michael Davis City of Hamilton

Sth Floor

71 Main Street West

Hamilton ON LSP 4Y5

You can additionally let our Ward 13 Councilor, Arlene VanderBeek, know that you oppose this zoning amendment proposal. If you are writing it is only necessary to say that you oppose the above Application and add the date, your address and signature.

We strongly believe that the proposed development will degrade the quality of life we currently enjoy

If you value and want to preserve this peaceful neighborhood, we urge you to make known your opposition to this unwelcome proposal which is out of keeping with the whole area

THERE IS STRENGTH IN NUMBERS

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Davis, Michael

From: [REDACTED]
Sent: March 1, 2021 1:14 PM
To: Davis, Michael
Subject: Pirie Street, Dundas

Hi
We live at [REDACTED] and have just received a handout from people opposing development of the land at the corner.

We support the proposals and are delighted with the use of the land.
[REDACTED]

Sent from my iPad

Davis, Michael

From: [REDACTED]
Sent: March 5, 2021 11:20 AM
To: Davis, Michael
Subject: Input re File: ZAC-21-003 (Zoning By-law amendment for 125 Pirie Drive, Dundas)

Dear Michael,

I am writing to you to express my support for the application by Welling Planning Consultants (on behalf of the owner FGL Pirie Inc.) for a Zoning By-law Amendment for the lands at 125 Pirie Drive, Dundas.

In my opinion, the proposed development should be approved as it is aligned with the City's Climate Action Plans and GRIDS2 growth plans.

My reasons for support are as follows:

1. The development proposed for the site addresses the requirement to achieve 55% of future growth within the existing urban boundary. Intensification of existing urban land eliminates significant GHG emissions from the construction of new infrastructure to service rural lands.

2. The development proposed for the site will utilize existing urban infrastructure - utilities, roads, transit - eliminating the greenhouse gas (GHG) emissions and costs to build additional services.

3. The development proposed for the site - located on an existing transit route - provides the capability for residents to reduce their individual GHG output by reducing their use of automobiles.

4. The development proposed for the site protects and preserves the natural environment - and its GHG reduction capabilities - by leaving rural lands to continue to provide their food production, water conservation, and recreational benefits.

5. The development proposed for the site creates new employment opportunities in both construction and ongoing operation of the retirement home.

Please do not hesitate to contact me if you have any questions with my comments above.

Regards,

[REDACTED]

March 3, 2021

City of Hamilton
Planning and Economic Development Department
Development Planning, Heritage and Design – Rural Team
71 Main Street West, 5th Floor
Hamilton, Ontario L8P 4Y5
Attention: Mr. Michael Davis

Re: File No. ZAC-21-003
Reference: Re-zoning 125 Pirie

When my husband and I purchased our home at [REDACTED], it was for the purpose of beginning our retirement living at a nice quiet place with lots of trees and gardens and just enough houses to become a tight-knit community neighbourhood.

We have lived in Dundas for more than 50 years at different property locations, and have always been surrounded by green space and our wonderful conservation areas.

We knew that at some point, the adjacent vacant land beside us would be built on, but thought as it belonged to the Roman Catholic Diocese of Hamilton, it would be a church related development.

Since the land was sold, we envisioned it to be developed us similar to our property at Davidson with townhouses on either side. We have no problem with the townhouse portion of the proposed development as it is totally in keeping with the other development in the area.

We are however, 100% opposed to the land being re-zoned to allow a multi-storey housing development. We are opposed for the following reasons:

1. The proposed building is not in keeping with the single family development in the surrounding area.
2. We have had drainage problems with some of the properties on the North side of Davidson and our Condo board has spent a great deal of money to resolve this issue. Development of the vacant land could cause future run-off and problems.
3. Our unit location is at the West end of the property line with 125 Pirie. We have a **single** storey unit with a side door, windows and a back and side yard. With the proposed construction of a multi-storey apartment building right next to us, (approximately 10 metres from our side and back yard) this will cause us to be dwarfed and overshadowed by these units. It will also impair our privacy and enjoyment by their windows and balconies looking down on us, as well as we will lose both our light and sunshine.
4. We also have a small community parkette used and enjoyed by residents in the summer months. It is located opposite our unit and it will also lose its privacy and sunlight.
5. We believe that this proposed 4 storey building could adversely affect the value of properties at 10 Davidson Boulevard.

6. If the land is re-zoned and built as planned with accommodation for 159 units plus the townhouses the effect on the general area will be an increase in noise and traffic due to the retirement residence having to be serviced on a regular basis by delivery vans. This will make it a very busy thoroughfare. Also, this will further cause backups and delays on Governors Road.
7. We genuinely feel that this proposed development plan will have detrimental effects on the homeowners at [REDACTED], who do not deserve to have the use and enjoyment of their property and neighbourhood impaired in such a way.

We hope that the zoning committee will take into consideration our views and concerns regarding this proposed development plan and review the project in a fair and just manner.

Yours sincerely,

[REDACTED]

Davis, Michael

From: [REDACTED]
Sent: March 4, 2021 2:13 PM
To: Davis, Michael
Subject: Zoning by law Amendment File No.ZAC-21-003

Hello Michael

The request to rezone the green space at Governors Rd. and Pirie Dr. is not feasible for many reasons but most of all because of the density of the population proposed for this space. The infrastructure necessary to service this space would create a major impact on the environment. The increase of traffic alone would have further effects on the environment. The area has no structures that are similar in nature to the design proposed and so close to the conservation area.

In the 22 years we have lived on Davidson Blvd. we have observed a huge increase in traffic flow on Governors Rd. so this would have a major impact on this traffic.

We are strongly opposed to this development

John and Liz Harkin

[REDACTED]
Dundas On.L9H 7N9

Davis, Michael

From: [REDACTED]
Sent: March 2, 2021 1:51 PM
To: Davis, Michael
Subject: Zoning AmendmentFileNo.Zac-21-003

We are against the proposed Amendment. We feel it will greatly increase traffic volume which at the moment is making it hard to cross the road due to the speed now. [REDACTED].

Davis, Michael

From: [REDACTED]
Sent: February 25, 2021 3:08 PM
To: Davis, Michael
Subject: Application ZAC-21-003

To Michael Davis,

I would like to voice my feelings concerning the proposed zoning by-law amendment for 125 Pirie Drive.

I live at [REDACTED] and adjoin the conservation area which I'm so appreciative of and I would like to see the outer areas of Dundas remain natural and be able to enjoy the fields and trees.

A previous proposal shocked a lot of us here, but in comparison it would have been much more in keeping with this area. It was a few single dwellings and there could be plenty of garden and tree plantings making it feel more rural.

We don't need a lot of brick and cement which is more in keeping with downtown. I would like to keep Dundas expansions limited to dwellings with plenty of land around them and keeping nature still visible. I feel that's what people like about Dundas.

Take care, [REDACTED]

Davis, Michael

From: [REDACTED]
Sent: March 5, 2021 12:54 PM
To: Davis, Michael
Subject: Zoning Amendment File #ZAC-21-003 for green space on governor's road and Pirie Drive

March 5, 2021

My husband and I would like you to know we are opposed to the above development proposal.

We live at [REDACTED] . Dundas L9H 6Y7

[REDACTED]

To Whom It May Concern:

Re: File No. ZAC-21-003

Re: Application to amend Dundas Zoning By-law No. 3581-86 and City of Hamilton By-law 05-200 by FGL Pirie Inc. 125 Pirie Drive , City of Hamilton (Dundas)

I am definitely in favour of more affordable housing in Dundas but this large structure of 3, 4 and in some places 5 stories is much too large for the surrounding neighbourhood and covers most of the property leaving very little green space.

My biggest concern is about the large increase in population density and the problems that this will cause:

1. Increased traffic flow with 3 driveways very close to the corner of Governor's Road and Pirie Drive
2. Problems with finding a location for the HSR bus stop that is a very important component of this plan
3. The imposition on the space of a very large main structure and too little green space in keeping with the area

1. Increased Traffic Flow

The traffic study by Paradigm Transportation solutions was undertaken in September 2020 during COVID. Many families were still working from home at this time. The traffic has not returned to its pre-COVID flow yet so this study will dramatically underreport the normal traffic levels.

There will be an increase in the number of cars (visitors and employees), delivery vehicles, ambulances, moving vans coming to the residence along Governor's Road past the 3 schools mentioned in the application.

Driveway A leading to 133 parking spaces is close to the corner of Governor's Road and Pirie Drive and could lead to a back up of cars that have just turned the corner as seniors pause to open the garage.

Driveway C which the traffic report claims will have very little traffic would, I assume, be where all of the moving vehicles unload. There would also be the food delivery, the garbage trucks, repair and maintenance vehicles, phone service vehicles, computer and television service vehicles as seniors move in and out.

There are 9 additional driveways on Pirie Drive from the townhouses with 17 plus cars which all must back out onto a bus route just after the bus turns a corner. This will increase the risk of accidents on this bus route.

The absence of nearby shops and library means that more outings will take place in cars or a shuttlebus thus creating more traffic.

2. Finding a New Bus Stop

The townhouse driveways will preclude a stop on the east-west portion of Pirie Drive

Driveway A and Driveway C will make a bus stop very difficult on the north-south section of Pirie Drive and the former bus stop here was just recently moved to Governor's Road after complaints from the neighbourhood.

Driveway B will make the current bus stop much too close to where cars will need to turn in to this development. This current bus stop often has 2 buses one behind the other. Also ambulances are a common vehicle turning in to seniors' residences so there must be a clear access and clear visibility.

3. Very large structure for this neighbourhood and for creating a welcoming place for seniors to live.

The proposed building has 155 units. This is a large number of seniors in one building. It is very imposing at 3, 4 and in some places 5 stories high. In an area of one and two story homes the height and the size don't fit with the character of the neighbourhood.

The proposed buildings come very close to the allowed limits for the property. In adjacent streets, there is a greater sense of green space around the houses. If the buildings covered less of the property, the residents could benefit from a walking path around the building and there would be a smaller impact on the sense of green space in this neighbourhood.

Several Questions:

1. Who will build this seniors home? What is their building reputation? Who will manage this home? As we learned during COVID, the quality of management make a big difference.
2. The view of the west side shows a dramatic drop south of the town houses. Is there proper drainage here or could water from the higher ground flow down onto Driveway C and out onto Pirie Drive? Also, I understand that properties on Davidson already have run-off and drainage problems, and development on this vacant land next door could add to those issues.

This is not an ideal location for a seniors' residence as they cannot walk to any bank, library, or coffee shops. This is a much better location for bungalow town houses (similar to the 17 proposed) but with driveways backing onto interior roads to avoid the potential traffic problems.

PLEASE REMOVE MY PERSONAL INFORMATION BEFORE PUBLICATION OR FORWARDING THIS DOCUMENT.

Thank you for considering my submission



Dundas, Ontario

March 4, 2021

Michael Davis, City of Hamilton
Planning & Economic Development Department Development Planning, Heritage & Design -
Rural Team 71 Main St. West, 5th Floor
Hamilton, ON L8P 4Y5

Application for Zoning By-law Amendment, Governors Road at Pirie Dr., Dundas

Re: ZAC-21-003

Dear Michael Davis,

This letter is submitted to register opposition to the proposed change of zoning and request for a bylaw amendment to allow the building of a 155 unit seniors retirement residence and care facility, as well as 17 townhouses, on a site that was originally approved in 1991 for a small number, 9, of single family homes and a small town house complex and which has remained vacant green space in the interim. I protest any potential rezoning of this property for this purpose.

As the owner/resident of [REDACTED], Dundas my quality of life and living situation will be directly, permanently and adversely affected by this proposed project and zoning amendment. In addition, the property value of my home and the 10 Davidson Blvd townhouse complex will unquestionably be negatively impacted by the proposed development. Beyond the personal, however, I protest this proposed bylaw amendment on a number of broader issues.

The proposed development is of a density and scale totally at odds with the suburban setting and in particular with its proximity to and impingement upon nearby green space, rural and conservation lands. Already endangered wildlife, flora and fauna would also be placed at further risk. In the various documents provided by specialist experts As support for the application, reference is made to the potential varied level of care required by residents of the seniors residence. This implies a corporate or commercial operation which is equally at odds with the existing domestic, suburban neighbourhood.

Identified as a three to four storey structure in the supporting documents, the proposed residence will also have a rooftop terrace which effectively adds one floor, but is also described as having partially underground parking which implies that the structure will sit above ground level. In total therefore, there is a potential 6 storey structure that will overlook the 10 Davidson Blvd complex, as well as the town house complex to the west of Pirie Drive, the town homes on the south side of Governors Rd, as well as the small bungalows along Pirie drive. Such a solid multi-levelled structure would seem to be more like the Amica residence situated on Hatt and Ogilvie Streets in Dundas in scale but of a more unrelieved institutional appearance. Not only will it dwarf the neighbourhood, and block daylight, and impede privacy, but in aesthetic appearance and character it is at odds with the modestly scaled Craftsman style architecture of the neighbourhood. This is the kind of structure that is appropriate for a high density urban core.

In addition, I wish to express concern about the impact on drainage and infrastructure requirements. Contrary to the engineering report submitted with the application there already is run off from the vacant property into the 10 Davidson Blvd site. This area of Dundas also already experiences fairly frequent power outages at times of high winds far more than in other parts of Dundas and so the addition of such a high density complex would seem to be problematic and can only exacerbate the situation.

Moreover, the impact of multiple years of construction in terms of mud , dirt , constant noise and interruption on the 10 Davidson complex in particular but the neighbourhood in general is of significant concern.

In supporting documents it is noted that both the HSR layby on Governors Road near Pirie Drive, as well as an HSR bus stop on Pirie at Newcomb will need to be relocated due to the proposed residence and town house complex . It has taken some considerable time for both of these HSR services to be completed and would necessitate further expense by taxpayers. It is also recommended in accompanying consultants' accompanying documents that the city should change the painted roadway signals on Davidson Blvd North of Governors Rd and also provide 35 metres of "storage" space for traffic to wait presumably due to an increased backup of traffic from drivers coming from the proposed complex along Pirie Drive to Davidson Blvd in order to access Governors Rd. Not only is this a negative impact in terms of the neighbourhood, as well as city resources, but, it will also have a direct impact on access and egress to both the 7 Davidson Blvd and 10 Davidson Blvd town house complexes.

It is stated in these supporting documents that accompanied the application that there will be minimal effect on traffic flow and congestion but this is difficult to accept . During construction in particular there will be very significant effect on this area and in particular on access into and out of Dundas. In addition, there will unquestionably also be adverse impact on street parking along Pirie Drive in particular, and on neighbourhood parking in general. During construction and also in the long term.

A separate letter dated February 24, 2021 from 10 Davidson Blvd. No 21, property owners John and Sheila Gardner specifically addresses drainage and run off issues and I draw your attention to their letter and support their concerns. It would certainly appear in spite of assurances to the contrary by the consultants that there will be water issues in the 10 Davidson Blvd complex should the proposed project proceed.

Thank you for the opportunity to express my concerns and opposition to this proposed Zoning By-law amendment. I look forward to following the progress of this application. Please do not hesitate to contact me with any questions that you may have.

Yours sincerely,

[Redacted signature]

[Redacted contact information]

Traffic will be negatively affected on Governors Rd , on Pirie drive and on Davidson Blvd during construction and in the long term.

Davis, Michael

From: [REDACTED]
Sent: March 3, 2021 6:16 PM
To: Davis, Michael; VanderBeek, Arlene
Subject: 125 Pirie ZAC-21-003

Good afternoon Mr Davis, I would like to voice my concern about the Zoning By-Law Amendment File No. ZAC-21-003.

I would like the City of Hamilton to reject/refuse the amendment File No. ZAC-21-003 in relation to the lands located at 125 Pirie Drive in Dundas..

The zoning for this area should not change from a strictly Residential Zone R1, R2, R3, R3A or, at the most, RM1.

This location is not conducive to a higher density than it currently enjoys. I am greatly concerned about the impact higher density or the inclusion of a business (Retirement Home or any other type of business) will have on this location.

I was dismayed that Appendix "A" was not more detailed by showing the extent of the housing currently surrounding the subject lands at 125 Pirie Drive. There are 11 units at 88 Pirie Drive, 15 units at 78 Pirie Drive, 27 units at 10 Davidson Blvd. and 62 units at 7 Davidson Blvd. In my opinion the omission of these units in the document is concerning as the openness of the space is misleading to those who are unfamiliar with the area.

Please include my comments and opinions regarding this rezoning application as part of the public record.

Please do not include my personal details or information.

Thank you,

[REDACTED]

[REDACTED]

Dear fellow Dundas residents,

It has come to our attention that the hill at the corner of Pirie Drive and Governors Road, which is presently zoned for nine single homes, is up for a zoning by-law amendment to accommodate a retirement home for 159 units and 17 townhouses. That is 176 units on what is 3.53 acres of land. A likely estimate for residents and staff is at least 250 people.

The developer is FGL Pirie Inc, who's address is on Yonge Street, Toronto. The area he wishes to profit from is presently considered RURAL land. It is my opinion, that a developer from Toronto cares nothing for our rural land or the impact on both our community at large and to the environment.

Dundas is a beautiful small town that is one of Ontario's best. It has a strong business base that makes it unique. People love living here and coming here. Changes should be carefully considered.

At the west side of Dundas, we are blessed with conservation land and trails that provide recreation for Dundas residents and many others. As well, the area protects wildlife and the unique ecology of the region. This would include the escarpment, trails, and many waterfalls in the area. Everyone benefits from this conserved land.

Governors road is a poorly designed single lane road that services this area. Traffic has already become a big issue. In the space of 3 kilometres, there are presently many homes, 3 schools, 3 retirement residences, several townhouse complexes and a large apartment building that use the road. As well, the road is a transit route especially during rush hours when it becomes very congested.

The land in question, like the rest of the area is heavily clayed and not permeable to water, resulting in large runoffs to existing drainage ponds. The land behind our house has one of these drainage ponds and a large building such as the one proposed on a hill opposite, would put strain on the existing sewage and storm water drainage systems.

Dundas is a town in a valley. With all the existing housing and businesses, air quality is not always the best in the warmer months in particular. When driving down the escarpment into town, you can often see the pollution hovering over the town. The densification from your proposal can only worsen this. This won't matter to a developer from Toronto, but it will matter to us.


Information regarding this proposal has been sent to a small number of residents who live within 130 metres of the proposed development. I feel it is important for as many Dundas residents as possible to hear about this ill-conceived get-rich-quick scheme. It is our town that is at stake, and once it is ruined, there is no going back. What might come next?

For further information, please see the website <http://piriedevelopment.com/>. You can find all the information under the applications and reports tab on the right side of your screen.

If you are concerned about this proposal, we urge you to tell your neighbours about it and get as many people as possible to write letters to voice their concern. These letters must be received by March 05, and you need to quote file....ZAC-21-003. Letters are always the best method of making yourself heard, but if you are short of time you can also send an email to

Michael.Davis@Hamilton.ca.

OVER


Dundas, Ontario L9H 6Y9

February 11, 2021

Dear Ms. Christy:

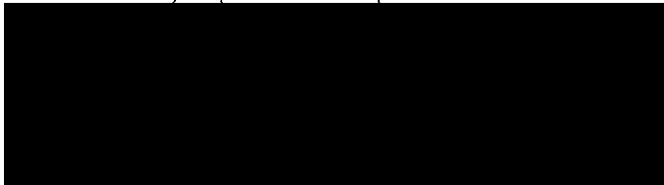
I have enclosed the letter to object to a change of the zoning.
A copy I already emailed to your planning department.

Michael Davis answered the email and I sent a brief comment to
the Development Company as Michael suggested.

I trust in your professionalism by not making the decision to
change the zoning of this lot on 125 Pirie Drive and allow this
Developer to build a Retirement Home on this small lot with no
indication at all for parking provision .

As outlined in my objection letter, this is a total Residential Area
and the lot is far too small for this High Density Building.

Sincerely yours.



Zoning By-Law Amendment No. ZAC-21-003

125 Pirie Drive

We oppose to the above Amendment to the Zoning

A. GENERALLY

1. The proposal is far too high density, inappropriate and not keeping with the adjoining properties.

B. SPECIFICALLY - ZONING - as shown on the location map

- 1 The northern part of the property is zoned R2 - single family residential
- 2 The rest of the property is zoned UR - a holding residential zone
- 3 Properties on both sides of Pirie Drive 62-70 on the north side and 83-99 on the south side are zoned single family residential

C. CONCEPT SITE PLAN

1. This plan shows 17 single story units in blocks, one of nine units and one of eight units, but the notation indicates two blocks of eight.
2. The plan shows PIRIE ROAD not PIRIE DRIVE

In our opinion it would be more appropriate and in keeping with the adjoining properties to:

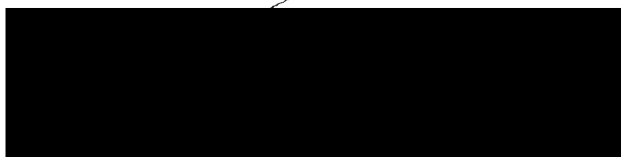
1. Maintain R2 zoning on the northern part of the property

2. Zone the remainder of the site RM1 (1 and 2 floor residential) consistent with the zoning along the Northern side of Governor's Road
3. The proposal of a 4 (four) storey Retirement Home is much too high density, for such a small site and no provision for parking have been shown.
4. 84 Independent apartment units for seniors would require at least 84 parking spaces - plus parking for the Retirement Home.
5. The Canadian Tire Lot Down Town Dundas is a much better place for a Retirement Home. More convenient for the residents and very convenient public transport, Coffee shops everything is in walking distance.

The zoning for 125 Pirie Drive is definitely only for residential family homes.

We oppose very strongly against a four storey Retirement Home and zoning should not be changed. It should stay as originally zoned R2 and RM1.

Sincerely yours,



Davis, Michael

From: [REDACTED]
Sent: February 25, 2021 12:39 PM
To: Davis, Michael
Cc: VanderBeek, Arlene; Litzen, Julie
Subject: Public Comment re: Dundas Governors and Pirie vacant lot proposed for 159-unit residential building and townhouses

Dear City of Hamilton:

We vehemently oppose development at the Dundas Governors and Pirie vacant lot proposed for 159-unit residential building and townhouses.

This will negatively impact property values, storm water flow and the single artery traffic.

The high density development does not complement a single unit residential area.

We pay high taxes to live in a non-dense residential area.

It would be appropriate to have contacted residents by mail of this issue.

As it is a remote field, the 120 meters range of notification does not apply. Development impacts *all* of the immediate area. Going forward, the planning department should amend their bylaw for wider distribution of notifications to 1 km, since any development in the city impacts the greater area.

The signage faces Governors Road in an isolated position. Appropriate signage needs to be installed facing residents' homes to be fair and equitable.

Not many residents know of this issue. Did it appear in the Hamilton Spectator?

Sincerely,

[REDACTED]

Feb. 27, 2021

Dear Michael,

A friend has just given me a copy of the proposal for a possible seniors residence and town house complex at 125 Pirie Drive, Dundas. I have read this proposal, looked up information about it online, and also read what has been written in the newspaper. I am both disappointed and dismayed at this appeal for a zoning by-law amendment. Although I do not live close enough to have been given a copy of the proposal directly, I am nevertheless shocked that such a proposal would be considered at all.

It is my understanding that the hill at the corner of Pirie Drive and Governors Road, which is presently zoned for nine luxury homes, is up for a zoning by-law amendment to accommodate a 3-4 storey retirement home for 159 units and 17 townhouses. That is 176 units on what is 3.53 acres of land. A likely estimate for residents and staff is at least 250 people. That is a shocking number of people on a small piece of residential land. The developer listed in the proposal is FGL Pirie Inc, who's address is on Yonge Street, Toronto. The area he wishes to profit from is presently considered RURAL land. It is my opinion, that a developer from Toronto cares nothing for our rural land, or the impact on both our community at large and to the environment.

Dundas is a beautiful small town with one of Ontario's last remaining vibrant downtowns. It has been an asset to the City of Hamilton. It has a strong business base and a beautiful vista that makes it unique. People love living here, visiting here and shopping here. Any changes should be carefully considered, and what is best for the community and the environment should trump any money from which a private Toronto company and the city of Hamilton would benefit. It is Dundas's location in a valley at the end of the lake and under the escarpment that has kept the big box stores at bay and the town merchants alive. Large, city style buildings, and yet one more retirement home (I can count at least 7 in Dundas already) are not what we need. We need young families to keep our town vibrant and busy, not more senior citizens (and I, by the way, am one of those).

Please consider old Ancaster, our nearby neighbour, who has managed to build, and yet keep the town's beauty and integrity intact, with tasteful low buildings which enhance, rather than ruin the community. My daughter, who lives in old Ancaster built her home 3 years after we did here in Dundas, at exactly the same cost, and already her home has risen in price approximately half a million dollars more than our home. I maintain that it is the careful planning and building in Ancaster that has helped this to happen. Both towns are part of the City of Hamilton. Dundas has the location advantage and the more vibrant downtown, and yet, house values have differed partially because of the poor planning in Dundas. What a shame!

At the west side of Dundas we are blessed with conservation land and trails that provide recreation for Dundas residents and many others. As well, the area protects wildlife and the unique ecology of the region. This would include the escarpment, trails, and many waterfalls in the area. Everyone benefits from this conserved land. Adding yet another ugly, large seniors residence adds nothing to the beauty of the area.

Another big concern is the environment. The land in question, like the rest of the area is heavily clayed and not permeable to water, resulting in large runoffs to existing drainage ponds. The land behind our house on Giffin Rd., for example, has one of these drainage ponds built for run-off from our homes, and a large building such as the one proposed on a hill opposite, would put strain on the existing sewage and storm water drainage systems. Water run off from a large building and its paved-over green land would surely cause problems from a hill that

high. As well, the light pollution from a large building such as the one proposed would be a huge irritant to neighbours who enjoy the beauty of dark nights over our Conservation lands. We didn't move here to have our area look like Milton or Mississauga. What a pity there is such poor city planning!

As well, there is air quality to consider. Dundas is a town in a valley. With all the existing housing and businesses, air quality is not always the best in the warmer months in particular. When driving down the escarpment into town, one can often see the pollution hovering over the town. The densification from your proposal can only worsen this. This won't matter to a developer from Toronto, but it will matter to those of us who live here already.

Governors road is a poorly designed single lane road that services this area. Traffic has already become a big issue since it was redesigned a couple of years ago. In the space of a few kilometres, there are presently many homes, 3 schools totalling more than 500 students, 3 retirement residences, several townhouse complexes, a large apartment building, and a grocery store, all of which must use Governor's Road. As well, Governors Road has become a busy transit route especially during rush hours when it becomes very congested. City and school buses routinely clog up the intersections where stops are poorly located. Students and others walking on the sidewalks are in constant jeopardy, so close are they to the narrow road. Senior citizens living at the west end of Dundas would have no safe place to walk and certainly no shops nearby. It is a very poor location for such a project.

Information regarding this proposal has been sent to only a small number of residents who live within 130 metres of the proposed development. I feel it is important for as many Dundas residents as possible to hear about this ill-conceived, get-rich-quick scheme. It is our town that is at stake, and once it is ruined, there is no going back. What might come next?

Please do not allow this zoning by-law amendment to be approved. It is not in the best interest of our community, nor for the Town of Dundas, or Hamilton itself. If Hamilton ruins the Town of Dundas with ill-conceived building, it too will suffer in the end. Please help Dundas remain beautiful. It is one of the few lovely Canadian small towns left and should be lovingly preserved by The City of Hamilton, its keeper.

Regards,

[Redacted signature block]

Feb 28/21

Dear fellow Dundas residents,

It has come to our attention that the hill at the corner of Pirie Drive and Governors Road, which is presently zoned for nine single homes, is up for a zoning by-law amendment to accommodate a retirement home for 159 units and 17 townhouses. That is 176 units on what is 3.53 acres of land. A likely estimate for residents and staff is at least 250 people.

The developer is FGL Pirie Inc, who's address is on Yonge Street, Toronto. The area he wishes to profit from is presently considered RURAL land. It is my opinion, that a developer from Toronto cares nothing for our rural land or the impact on both our community at large and to the environment.

Dundas is a beautiful small town that is one of Ontario's best. It has a strong business base that makes it unique. People love living here and coming here. Changes should be carefully considered.

At the west side of Dundas, we are blessed with conservation land and trails that provide recreation for Dundas residents and many others. As well, the area protects wildlife and the unique ecology of the region. This would include the escarpment, trails, and many waterfalls in the area. Everyone benefits from this conserved land.

Governors road is a poorly designed single lane road that services this area. Traffic has already become a big issue. In the space of 3 kilometres, there are presently many homes, 3 schools, 3 retirement residences, several townhouse complexes and a large apartment building that use the road. As well, the road is a transit route especially during rush hours when it becomes very congested.

The land in question, like the rest of the area is heavily clayed and not permeable to water, resulting in large runoffs to existing drainage ponds. The land behind our house has one of these drainage ponds and a large building such as the one proposed on a hill opposite, would put strain on the existing sewage and storm water drainage systems.

Dundas is a town in a valley. With all the existing housing and businesses, air quality is not always the best in the warmer months in particular. When driving down the escarpment into town, you can often see the pollution hovering over the town. The densification from your proposal can only worsen this. This won't matter to a developer from Toronto, but it will matter to us.

Information regarding this proposal has been sent to a small number of residents who live within 130 metres of the proposed development. I feel it is important for as many Dundas residents as possible to hear about this ill-conceived get-rich-quick scheme. It is our town that is at stake, and once it is ruined, there is no going back. What might come next?

For further information, please see the website <http://piriedevelopment.com/>. You can find all the information under the applications and reports tab on the right side of your screen.

If you are concerned about this proposal, we urge you to tell your neighbours about it and get as many people as possible to write letters to voice their concern. These letters must be received by March 05, and you need to quote file...ZAC-21-003. Letters are always the best method of making yourself heard, but if you are short of time you can also send an email to

Michael.Davis@Hamilton.ca.

OVER

Michael Davis
City of Hamilton
Planning and Economic Development Dept.
Development Planning, Heritage and Design - Rural
71 Main Street West, 5th floor,
Hamilton, Ontario
L8P 4Y5

Thank you for your support,
Your Fellow Dundas R/
esidents



*We concur with this
clarity in not having
this boundary process
going forward.
Neighbours*

Davis, Michael

From: [REDACTED]
Sent: March 3, 2021 2:01 PM
To: Davis, Michael
Subject: URGENT: Govenors Road and Pirie Drive Zoning By-Law Amendment File No. ZAC-21-003

Michael Davis,

I am writing to you to say I am **opposed** to this zoning by-law amendment. I believe traffic on Governor's Road will amplify immensely and the quality of life in our neighborhoods will be seriously impacted! Not to mention increased pollution so close to the Dundas Conservation area, which would impact animals and surrounding neighborhoods alike. I do not believe Dundas needs another Retirement home. There are many other uses for this vacant lot.

Sincerely,

[REDACTED]

Davis, Michael

From: [REDACTED]
Sent: March 2, 2021 12:16 PM
To: Davis, Michael; VanderBeek, Arlene
Subject: ZAC-21-003

File No. ZAC-21-003

To Whom It May Concern:

This is my input regarding Zoning By-Law Amendment Application ZAC-21-003.

Before the Council makes a decision regarding ZAC-21-003 there are many aspects of the application to consider.

The request is for a zoning change so that FGL Pirie Inc. can then put forward an application to build a 4 storey 159 unit (apartments and suites) retirement home/seniors' building and 17 townhomes. This plan is not in keeping with the surrounding neighbourhood.

Consider:

Traffic and Safety Issues:

1. As part of FGL's application a traffic study of Governor's Road was done by Paradigm Ltd. This study was flawed due to the fact that it was carried out during the pandemic year of 2020. It does not reflect the reality of the volume of traffic on Governor's Road. There are three schools (2 Elementary and 1 Secondary School) on Governor's that were not at full capacity during the study resulting in fewer school buses and students using the road. Also many area residents were working from home resulting in less traffic volume.

2. As stated above, there are three schools on Governor's Road.

Building a 159 unit seniors' building and 17 townhomes would result in increased traffic volume mixing with existing school bus traffic and elementary and secondary school students crossing that same road.

3. Please do not make a decision before you have all the facts. Paradigm Inc's traffic report outlines the fact that the main driveway entrance to the development would be from Governor's Road. The report goes on to state that this conflicts with the existing HSR lay-by. Often there are two buses in the lay-by. Traffic, buses and a main entrance driveway, it seems that there are possible expensive infrastructure decisions hidden in this application that need to be made clear before a By-Law decision can be made.

Neighbourhood Implications:

4. Across the street (to the west) from this proposed development on Pirie there are townhomes and directly to the west of this row of townhomes is a horse farm and a conservation area. North, east and south are a mix of 2 storey townhomes and single family homes. Plunking down a 159 unit 4 storey building and 17 townhomes is certainly not in keeping with the character of the neighbourhood.

5. The zoning By-Law Amendment is being requested so that the developer can build a large retirement/seniors' home. Seniors would benefit from having this type of facility located within walking distance or nearby medical facilities, shopping and other amenities. This is NOT the case at 125 Pirie Drive.

In summary I am not opposed to **reasonable development** on the corner of Governor's Road and Pirie Drive, however, a development of this size, configuration and density is far beyond the scope of **reasonable development**.

PLEASE REMOVE MY PERSONAL INFORMATION BEFORE PUBLICATION OR FORWARDING THIS DOCUMENT.

Thank you in advance.

[REDACTED]

Sent from my iPad

Davis, Michael

From: [REDACTED]
Sent: March 2, 2021 3:23 PM
To: Davis, Michael
Cc: Litzen, Julie
Subject: FW: Rezoning at Governors Road and :Pirie [REDACTED]
[REDACTED]

Mike,

I'm going through the emails that came to me.
Forwarding this along because I don't see your email address on the message.

Arlene

Arlene VanderBeek
Hamilton City Councillor – Ward 13
Communities of Dundas and
Central Flamborough
905-546-2714
arlene.vanderbeek@hamilton.ca

Due to COVID-19 concerns, our office is working remotely until further notice. This means there may be a delay in replying to communications, including emails. Should you require immediate assistance, please call the City's Customer Contact Centre at 905-546-2489

From: [REDACTED]
Sent: March 1, 2021 1:13 PM
To: Hickey-Evans, Joanne <Joanne.Hickey-Evans@hamilton.ca>; clerk@hamilton.ca; Office of the Mayor <mayor@hamilton.ca>; VanderBeek, Arlene <Arlene.VanderBeek@hamilton.ca>
Cc: [REDACTED]
Subject: Rezoning at Governors Road and :Pirie Drive.

In regard to the upcoming application for rezoning at Pirie Drive and Governors Road in Hamilton:

Currently the zoning is Urban Reserve (which is intended to protect a property from the development which may prejudice the future use of the land or may have disruptive influence on the community).

Needless to say the proposed rezoning and use of this land is certainly disruptive to the community:

- It will increase vehicle traffic along Pirie and Governors Road,
- Current green space allows for absorption of storm waters After development water will run off to storm drains and nearby creeks, laden with multiple contaminants such as road salt, automobile oils, etc.

The location for a seniors development is less than ideal. It is at the far reaches of the village of Dundas and residents will be automobile or bus dependent. It is not within walking distance to grocery shopping, medical services or any other service seniors will need. . Being bus-dependent is less than ideal for anyone at any age.

I encourage the municipality to maintain the original zoning, or find a more appropriate purpose for the subject lands.



Landscape and Portrait Artist-Educator

<http://www.murrayvanhalemfineart.com>

<https://www.facebook.com/murrayvanhalem/>

<https://www.instagram.com/vanhalem/?hl=en>

The Artist's Life Video: <https://zurl.co/a5zz>



We oppose the developmental proposal [File no. ZAC-21-00

We believe the traffic on Governor's Rd will amplify immensely and the quality of life in our neighborhoods will be seriously impacted. Not to mention more pollution so close to the Dundas conservation area impacting both animals and surrounding neighborhoods.



Friday February 26, 2021

Michael Davis, City of Hamilton
Planning and Economic Development Department
Development Planning, Heritage and Design – Rural Team
71 Main St. West, 5th Floor, Hamilton, ON. L8P 4Y5

By email to: Michael.Davis@Hamilton.ca

Re: ZAC-21-003

Dear Mr. Davis,

Our names are George, Martha and Matthew Fox and we are residents of 13 Gillespie Crescent, Dundas located on the south side of Governor's Rd. to the proposed development on Pirie Dr. in Dundas.

We have significant concerns to this application moving forward.

In referencing, ***"Imaging New Communities"***, a document published by the Planning and Economic Development Department in the City of Hamilton we believe that the numbers associated with this development will have a significant and negative impact on our community.

"Imaging New Communities"

Eighty-four apartments x 1.76 people=147.84 people
Seventy-five retirement home suites x1.76 people= 132 people
Seventeen townhomes x 1.76 people = 34 people
Total Potential Residents (**at a minimum**) = 314 people

Over the past several years many changes have taken place on Governor's Road between Creighton Rd. and Pirie Dr.

- Addition of 3 sets of pedestrian/traffic lights
- Total of 5 sets of lights between Creighton Rd. and Pirie Dr.
- New end-of-line bus stop, regularly with 2 buses parked
- An increase in the number of schools and rising school population. Currently 1705 students either walk to, or are transported by family vehicles/DARTS/buses to the 2 elementary and 1 secondary school
- Families living to the west of Pirie Dr. walk their children on the shoulder of Governor's Rd. (formerly highway #99) because there are no sidewalks. The sidewalks currently end at Davidson Blvd.
- High traffic patterns already exist on Governor's Rd (#99) as this artery serves all communities west of Dundas.

The City should have pertinent information on traffic patterns before and after COVID 19 through studies completed by Paradigm Ltd. and City of Hamilton Police Services who regularly have radar on Governor's Rd before moving forward.

Residents of a 'retirement village' would be best served by having amenities such as medical centres, shopping and recreational activities within walking distance. That is not the case in the planned location of 125 Pirie Dr.

Traffic patterns for the proposed development would have seniors exiting Pirie Dr. onto Governor's Rd. which would necessitate another traffic light. Currently, during higher traffic hours, it is difficult to make safe turns at this intersection.

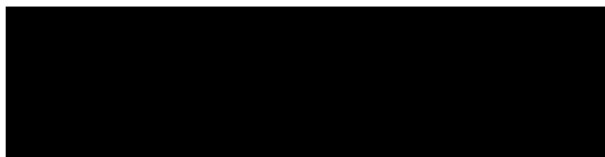
We are sure that there must be reports on file that indicate the very high volume of vehicular traffic trying to enter the Dundas Valley Conservation Area. In fact, this winter, orange traffic cones extended for very significant distances on both sides of the entrance to the conservation area. This created a dangerous situation within the local sub-divisions with pedestrians parking their cars and trying to enter the conservation area by walking on either side of Governor's Rd. without the benefit of sidewalks.

Currently our local community is comprised of single family, semi-detached homes and townhomes. A 4-story apartment building of 159 units and 17 townhomes will increase the density of this area with detrimental consequences.

This proposed development is a 'far cry' from the proposed land use which was designated as church property in the early 2000s and was subsequently sold for the development of 11 luxury homes. Only recently have we learned of this new proposal which flies in the face of reasonable community planning.

We are not opposed to **reasonable** development on this corner of Governor's Rd., and Pirie Dr. When "***Imaging New Communities***" we certainly would not consider a development of this size, configuration and density.

Please keep us informed of the date of the Public Meeting. We also wish to be informed of any decision made by the City of Hamilton on the proposed Zoning By-Law Amendment. We are also sending this letter to the Legislative Coordinator, Planning Committee, City of Hamilton to request notification of decisions.



PLEASE REMOVE ABOVE PERSONAL INFORMATION BEFORE PUBLICATION

March 4, 2021

Michael Davis
City of Hamilton Planning and Economic Development Department,
Development Planning, Heritage and Design – Rural Team
71 Main Street West, Floor 5
Hamilton, Ontario L8P 4Y5

Delivered via email – Michael.Davos@Hamilton.ca

Re: Zoning By-law Amendment Application ZAC-21-003

Mr. Davis,

I am writing in opposition of the proposed By-law Amendment ZAC-21-003 as presented for the property at 125 Pirie Drive in Dundas, Ontario.

I live at [REDACTED], an immediately adjacent neighbour to the proposed build. I have read and reviewed the proposal application by FGL Pirie Inc., and the other documents and drawings submitted with the application, and more specifically the Planning Justification Report by Wellings Planning Consultants Inc. dated December 20, 2020 and the architectural drawings prepared by Kirkor Architect and Planners.

It was inevitable that some form of development would be built on the adjacent lands. My main concern of this proposal is the scale of the project for the following reasons:

1. The reports all indicate a 3 – 4 storey Retirement Home/Senior’s Apartment Building. This does not take into account the fifth storey created by the two Amenities Rooms at each end of the east-west section of the building on the roof connected by mechanical rooms as shown below on the Architect’s front and east elevations of the building. One of the Amenity Rooms looks onto 10 Davidson Boulevard through the windows at the east end as well as from the adjacent rooftop patio. The 3 – 4 (or 5) storeys is also a bit of a misnomer as the first and second storeys (and the fifth storey) are each much higher than the other two storeys



2. While I am not as concerned about the 17 townhouses facing Pirie Drive, I am concerned about the density in that the number of units increased from nine (9) to 17, with two of the proposed driveways right on the corner where Pirie Drive turns east. I see this as an accident waiting to happen due to decreased visibility by someone driving along Pirie from Governors Road. This also just seems like a money grab to me – as in let's see how many houses we can actually put on the site.

3. There are currently drainage issues we deal with from the adjacent vacant lands. My concern is these issues will intensify if not handled properly.

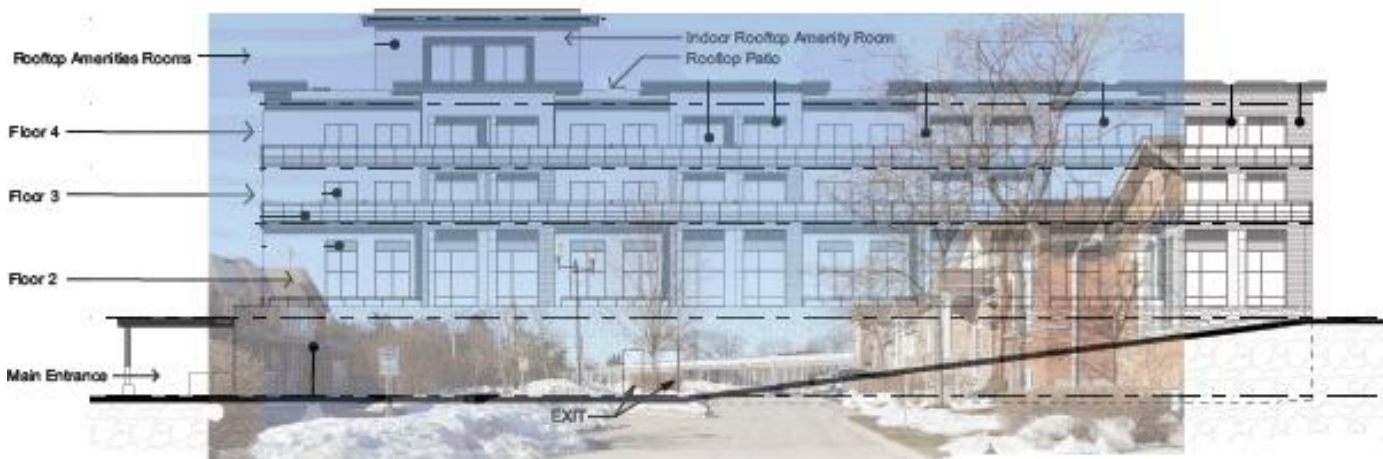
4. In the Wellings document I have the following concerns:

i) In the Intensification Analysis, Chapter B, Section 2.4.1 – “c) *The relationship of the proposal to the existing neighbourhood character so that it maintains, and where possible, enhances and builds upon desirable established patterns and built form; ... The Retirement Home is a different built form as would be the church that was previously proposed for this site. The retirement home would be low rise in nature and appropriately setback and stepped back from the existing surrounding residential.*”

- Yes, the Retirement Home is different from a church but to say the building would be “low rise in nature” compared to the existing surrounding residential” is just not true. Maybe low rise in nature as compared to the centre of town, but not out at this location. And to say the building would be “appropriately setback and stepped back” is also not true as one point of the east end of the building would only be set back 7.5m (24 feet) from the property line at 10 Davidson Boulevard.

ii) In the Intensification Analysis, Chapter B, Section 2.4.1 – “d) *The compatible integration of the development with the surrounding area in terms of use, scale, form and character. Compatible is defined in the UHOP as: land uses and building forms that are mutually tolerant and capable of existing together in harmony within an area. Compatibility or compatible should not be narrowly interpreted to mean “the same as” or even as “being similar to”.*”

- While I do not interpret this development as being the same or similar to anything in the neighbourhood, I do not see how it could possibly be construed as compatible to the scale, form or character of the neighbourhood. As you can see in the compiled sketch I prepared below, the proposed building is grossly overscaled to the site and the adjacent townhouses at 10 Davidson Boulevard. One of my neighbours very aptly likened this to a cruise ship docked at the west end of our property. As you can see, one of our one storey units at the end on the right side is aligned with the first storey of the proposed building. This scale is further enhanced by virtue of the building only being 7.5m (24 feet) from the property line. No other developments on the area are as high or as dense.

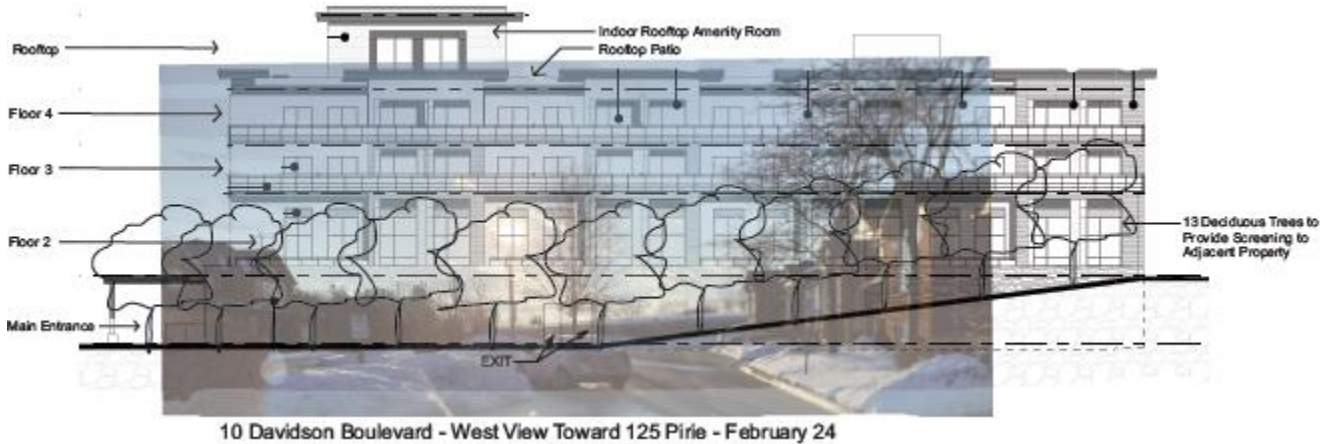


10 Davidson Boulevard - West View Toward 125 Pirie - February 24 9:00 A.M.

iii) In the Intensification Analysis, Chapter B, Section 2.4.2 – b) *Compatibility with adjacent land uses including matters such as shadowing, overlook, noise, lighting, traffic, and other nuisance effects;... The proposed built form and design of the Retirement Home avoids adverse impacts relating to shadows and overlook.*”

- I do not know how they wrote that with a straight face as there are 23 units along the east end of the building on Floors 2, 3, and 4 that look directly over 10 Davidson Boulevard, even with the modest setbacks on Floors 3 and 4. And while the fourth floor appears to be set back more than the others, the outdoor decks / balconies extend to the edge of the building on that level. The building will always be blocking the sun at the west end of our complex where we have our gathering space, especially in the winter, and in the evenings in the summer.

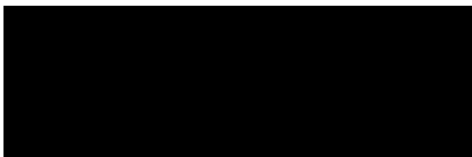
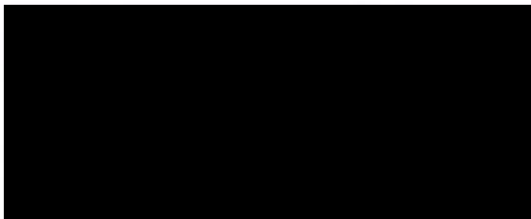
5. The Landscape Concept plan presented by Adesso Design Inc. shows 13 deciduous trees along the east end of the proposed development to "provide screening to adjacent residential properties". First of all, for trees to grow tall enough to provide any screening would take years. And secondly, as seen on my sketch below, the trees might reach up to the top of the second storey when mature, leaving the other two storeys without any privacy screening at all. Thirdly, deciduous trees lose their leaves in October thereby providing little or no privacy screening from October to April/May. Not to mention the added cost to our complex to have the leaves from 13 trees removed from our property in the Fall.



6. The parking for the Retirement Home is listed as being 1 space for 85 apartments, 0.15 spaces / unit for visitors, and .5 spaces for each retirement suite. There is no mention of parking for staff who would work in the building. My concern would be some of the overflow parking may wind up in our very limited Visitor Parking area. And as an aside, for a Retirement Home to only have 6 of the stalls in the tenant parking area designated for handicapped parking seems a bit of an oxymoron.

For these, and many other reasons, such as an adverse effect on our property values with such a huge complex immediately adjacent, I again reiterate that I am opposed to the to the development at 125 Pirie Drive as presented.

Thank you.



Davis, Michael

From: [REDACTED]
Sent: February 28, 2021 9:47 PM
To: Davis, Michael
Subject: Zoning By-Law Amendment File No. ZAC-21-003

Dear Mr. Davis,

I am appalled that the city of Hamilton would even contemplate allowing a re-zoning for the lands at Governor's Rd. & Pirie for a 4-storey, 159 unit residential dwelling. This area is already overwhelmed with traffic along Governor's Rd. Furthermore, such a building isn't consistent with any preservation of the nature of the neighbourhood. As a long-time resident of the Highland Hills community (I grew up on Highland Park Drive) and I've watched and encouraged development. In fact, being a professional within the real estate community I often support, encourage, and sell new developments that benefit the community and the residents within those communities.

I STRONGLY OPPOSE THE ABOVE APPLICATION of Zoning By-Law Amendment File No. ZAC-21-003

The negative impact such a development will have on neighbouring real estate values, the strain on the infrastructure, and the depletion of such a resource is something that most of the residence in the neighbourhood cannot stand for!

[REDACTED]

Respectfully,

[REDACTED]

[REDACTED]

Davis, Michael

From: [REDACTED]
Sent: March 2, 2021 1:33 PM
To: Davis, Michael
Subject: Subject Zoning By-law Amendment File No. ZAC-21-003

I OPPOSE THE ABOVE APPLICATION.

MARCH 2nd 2021

[REDACTED]

Davis, Michael

From: [REDACTED]
Sent: March 4, 2021 3:22 PM
To: Davis, Michael
Subject: ZAC-21-003

Hi Michael,

My wife and I are residents on Pirie Drive in Dundas and would like to let you know we are against the proposed zoning changes to the adjacent property referenced in the subject.

This email is being sent March 4/2021. The deadline stated is March 5/2021

Thank-you

Davis, Michael

From: [REDACTED]
Sent: February 27, 2021 12:01 PM
To: Davis, Michael
Subject: Re: Application ZAC-21-003

On Feb 26, 2021, at 2:56 PM, [REDACTED] wrote:

Dear Sir

I liv just a few houses away from proposed development and would whole heartedly like to object to the zoning by-law

amendment application ZAC-21-003.

As you know there are already three existing retirement homes on Governors rd and three schools which make the narrow one lane

road into a long parking lot in the morning and evenings coming [home](#). The one lane road cannot handle the extra traffic which would

come from such a development.

I m pretty sure are sewer system will not be handle the extra strain this development would cause.

We liv in a consevation like area where there are no structures higher than two storeys.The preposed retirement home

will definitely cast an ugly shadow across a nice quiet family niebourhood.

There are already too many retirement facilities in Dundas,I believe we need to be attracting more young professional families to our little town

than more retired people.

I and my family have lived at [REDACTED] for approx. 27 years and have lived in Dundas for around 54 years.My 91 year old mother

Genevieve Kras lives next door to me and does not want to see such a development constructed too.

In closing I would like to ask how you are going to hold a public meeting to discuss such a project in the middle of a pandemic!?

Sincerely,

[REDACTED]
[REDACTED]
[REDACTED]

Friday February 26, 2021

Legislative Coordinator, Planning Committee
City of Hamilton
71 Main St. West, 1st Floor
Hamilton, ON. L8P 4Y5

To Whom It May Concern:

We wish to be notified of the decision of the City of Hamilton on the proposed Zoning By-Law Amendment Application by Wellings Planning Consultants on behalf of FGL Pirie Inc. for Lands Located at 125 Pirie Drive, Dundas (Ward 13). (File ZAC-21-003)

Our contact information is as follows:

[REDACTED]

[REDACTED]

Thank you.

[REDACTED]

[REDACTED]

Dundas, Ontario. [REDACTED]

Feb. 19, 2021.

Planning Committee,

City of Hamilton.

71 Main St. W., 1st Floor,

Hamilton. Ontario L8P-4Y5.

To Whom It May Concern:

I'm writing to request that a notification regarding The City of Hamilton's decision on the proposed Zoning By-Law Amendment Application ZAC 21-003 be sent to me.

Thank you in advance.

Mary Little

[REDACTED]

Davis, Michael

From: [REDACTED]
Sent: February 18, 2021 5:14 PM
To: Davis, Michael
Subject: Re-zoning amendment 125 Pirie Drive

Hello Michael:

As the owner of a unit at [REDACTED], I am opposed to the Zoning By-law Amendment Application ZAC-21-003 as sought by Fieldgate Properties Limited (PGL Pirie Inc.). The reasons for my objection are many, they include the complete coverage of the site, inadequate parking, huge traffic volume increases and the fact that none of the changes proposed were envisioned by the previous owner.

The area has a mix of single family and townhouse units but the construction of a large retirement/seniors apartment facility is clearly not in keeping with the existing housing mix in the area.

As you know, the corner in question is the first urban intersection for vehicles travelling eastbound on Governors Road from the Copetown and Brantford areas. This intersection had previously been red-flagged for traffic and was the subject of a traffic study that looked at installing traffic lights or a roundabout to help deal with traffic volumes. Either 'fix' was deemed too expensive to implement.

[REDACTED]

[REDACTED]

Davis, Michael

From: [REDACTED]
Sent: March 3, 2021 6:39 PM
To: Davis, Michael
Subject: FW: Re-zoning application for 125 Pirie Dr. Dundas from Norm Alexander

Mike,

I don't see your email address on this, so sending it along in case you haven't received anything from Mr. Alexander.

Arlene

Arlene VanderBeek
Hamilton City Councillor – Ward 13
Communities of Dundas and
Central Flamborough
905-546-2714
arlene.vanderbeek@hamilton.ca

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From: NORM ALEXANDER <nalexander@cogeco.ca>
Sent: March 3, 2021 4:40 PM
To: VanderBeek, Arlene <Arlene.VanderBeek@hamilton.ca>
Subject: Re-zoning application for 125 Pirie Dr. Dundas

Good afternoon Arlene:

As you may know, an application for a zoning amendment for 125 Pirie Drive in Dundas has been submitted to the Planning and Economic Development Department.

If passed, the amendment would allow the construction of 17 single-storey townhouse units and a 4-storey retirement home/seniors apartment building with 84 independent apartment units and 75 retirement home suites on the southern portion of the site located at the corner of Pirie Drive and Governor's Road.

What is your position in this matter?

I object to the amendment and the development plan for several reasons, the most salient being that the rezoning would allow development not in keeping with the area. The site in question was to be used for a Catholic church but the land was deemed surplus and sold. The intersection affected was studied by the City for a possible traffic light or roundabout. Both suggestions were rejected with the latter deemed too expensive to construct.

The development would hugely increase the amount of vehicular traffic in the area, particularly on Governor's Road. You should note that there are two elementary schools and a high school within 1 km. of each other on this stretch of road to Creighton Road and more traffic on this route is problematic. (Another development is planned adjacent to the Separate elementary school which would again exacerbate the traffic and safety concerns.)

I certainly have no objections to the construction of single family homes on the site as currently allowed but this total lot coverage with the commercial facility and townhouse units is not in keeping with the area.

Looking at plans and opinions of objectors to the re-zoning must be taken in context. I would respectfully ask that you visit the site in question to understand the concerns of area residents.

Thanks in advance for your consideration in this matter.

[REDACTED]

[REDACTED]

Dundas, ON.

[REDACTED]

Davis, Michael

From: [REDACTED] >
Sent: March 5, 2021 4:51 PM
To: Davis, Michael
Subject: Re: Comments re: 125 Pirie Dr File No ZAC-21-003

Hi Mike, Thank you for acknowledging my letter. I very much appreciate the information below. Nancy

From: Davis, Michael <Michael.Davis@hamilton.ca>
Sent: March 4, 2021 1:18 PM
To: [REDACTED]
Subject: RE: Comments re: 125 Pirie Dr File No ZAC-21-003

[REDACTED]

Thank you for reaching out to provide these comments.

In terms of the process, the application has been circulated to all relevant City departments and External Agencies (e.g. Hamilton Conservation Authority) for review. At the same time, the City is requesting comments from nearby residents. All comments received are forwarded to the Applicant, considered by the City Planning Department before forming any recommendations, and are eventually included in the City Staff report to City Council so that they have that information available when making a decision.

A public meeting will also be held in front of the City's Planning Committee at a future date. You'll receive an additional future notice inviting you to attend/participate in that meeting approximately 17 days in advance. City Council is the approval authority for Zoning By-law Amendment applications.

In the meantime, if you wish to learn more about the application you can visit the following website which was established by the Applicant to provide access to information for residents...

<http://piriedevelopment.com/>

Future opportunities for participation in the process will also be made available on the Applicant's project webpage.

I hope this information is helpful. Please let me know if you have more questions! All the best,

Mike Davis, MCIP, RPP
Senior Planner

Planning and Economic Development Department
Development Planning, Heritage and Design
71 Main St. W, 5th Floor Hamilton, Ontario, L8P 4Y5
Phone: (905) 546-2424 ext.1024
Fax: (905) 546-4202

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NOTE: As of March 18, all City of Hamilton offices and facilities have been closed to the public with the exception of the First Floor, City Hall, to help prevent the possible spread of the Covid-19 virus.

Planning staff will continue to serve the community over the phone or by email. However, staff are working from home as a precautionary measure to protect both the public and staff and staff will endeavour to reply to your email as soon as possible.

Digital submissions and resubmissions are preferred. Alternatively you may make your submission by courier, mail or by drop off at the First Floor, City Hall.

Please be aware that information on the City's response to Covid-19 and the City of Hamilton Official Plan, Zoning By-laws and submission requirements can be found on the City's website at www.hamilton.ca.

Thank you for your anticipated cooperation.

From: [REDACTED]
Sent: March 4, 2021 12:31 PM
To: Davis, Michael <Michael.Davis@hamilton.ca>
Subject: Comments re: 125 Pirie Dr File No ZAC-21-003

Nancy Bradbury
47-7 Davidson Blvd
Dundas ON L9H 6Y7

Barbara & W Colin Bradbury
28 Giffin Rd
Dundas ON L9H 7N5

March 4, 2021

Re: 125 Pirie Drive Dundas File No. ZAC-21-003

To the City of Hamilton Planning Department,

I would like to comment on the proposed retirement complex to be built at Governors Road and Pirie Drive in Dundas. I am writing on behalf of myself and my parents who live in the neighborhood and we are all opposed to the development/application.

Our first concern is the increased volume of traffic this will bring to Governors Road, which may pose a detrimental effect on the emergency response time of first responders called to this part of Dundas. There are no other alternative routes to reach this area from Dundas, except for Governors Road – which is a single lane in each direction.

Governors Road already experiences large amounts of congestion and delays, particularly between 7 am to 6 pm on weekdays. This is in part, due to the three schools located between Huntingwood Avenue and Moss Boulevard. As well, the delivery of food and other supplies to Chartwell Georgian Retirement Residence (255 Governors Road) causes frequent backlogs as traffic is required to stop both ways, while a large semi-truck makes deliveries multiple times a week. Traffic is impeded furthermore, as the Hamilton Street Railway runs multiple buses every hour each day; and conditions are worsened on Tuesdays and Fridays which are both waste collection days for this part of Dundas.

Living at this end of Dundas, we have no alternative route to go to the grocery store or downtown Dundas. Given the combination of many or all the aforementioned factors (i.e. at 8:00 am on Tuesday), it can take 15-20 minutes to make the 3 km drive from Davidson Boulevard to Metro (15 Governors Road) – this is a drive that should only take 5 minutes!

Upon doing a quick calculation based on the development plans for the 125 Pirie Drive site, it appears that there is parking space allotted for about 200 vehicles. Moreover, there will be considerable truck traffic containing deliveries of food and supplies, required by a facility of this magnitude.

In addition to increased volume of the proposed 125 Pirie Avenue site, the 2020 approval of a 29-unit townhouse complex at 264 Governors Road (near Huntingwood Avenue) will add approximately 60 more vehicles to this stretch of the road.

With only one lane in each direction, 260 additional vehicles will drastically add to already overloaded conditions, and threaten the public health and safety of residents who already live in the area. First responders and emergency vehicles have no alternative to using Governors Road.

In addition to the public safety concerns posed by this proposed site, this project is out of character for the neighbourhood for two reasons: the high density of people it will introduce to the area, and the height of the building.

Although there is no way to determine, from the development plans, how many people will be living and employed at this site, it can be estimated (based on parking space and unit allocation), that this number will be approximately 250 people.

The surrounding residential neighbourhood is low-density, comprised of one and two-storey single-family homes and townhouses. The two pre-existing retirement facilities located on this stretch of Governors Road – Chartwell Georgian Retirement Residence and Blackadar Continuing Care Centre and Retirement Residence (101 Creighton Road at Governors Road) – are small, two storey facilities which blend into the neighbourhood. The height of the proposed building, as alluded to above, is significantly taller and does not fit in with the residential, low-density nature of the neighbourhood.

Since we have lived and driven in this part of Dundas for a considerable number of years, we hope that you will take our above experiences, observations and comments into consideration when making your decision regarding 125 Pirie Avenue.

Sincerely,

████████████████████
████████████████████
████████████████████

March 3, 2021

Michael Davis, City of Hamilton

Planning & Economic Development Department

Development Planning, Heritage & Design - Rural Team

71 Main St. West, 5th Floor

Hamilton, ON L8P 4Y5

Re: ZAC-21-003

Dear Michael,

This letter is a response to the invitation to comment on the Zoning Bylaw Amendment Application (ZAC-21-003).

We own [REDACTED] and have a number of concerns about the proposed development at 125 Pirie Drive in Dundas, ON.

We are interested in how the developer intends to address these important issues.

CONSTRUCTION:

Drainage & Runoff

As construction gets underway, we are concerned that there will be significant erosion that will follow the natural slope, thus flowing onto our complex and creating an ongoing 'mud-river' down our court whenever there is rain.

Noise

While we understand that with construction comes noise, we do not see any indication of a wall, permanent noise barrier or raised embankment to "audio insulate" our property.

Additionally post-construction, this proposed complex will ultimately bring more road noise on Governor's Road with more EMS vehicles, visitors' vehicles and the requisite foodservice and lodging long haul trucks for frequent daily deliveries.

POST-CONSTRUCTION:**Drainage & Runoff**

Surface water from the back of the north bungalow townhomes and the common area between the townhomes and the apartment building is being directed north and then east toward the property at 10 Davidson.

The diagram (Appendix 8b, page 4) shows the water then running south along the property line to Governor's Road.

We note that it is not clear if this water is meant to be captured by the Stormtech system or if it is being directed around the south-west corner of our property at 10 Davidson.

Surface water south of the parking garage driveway and the south-facing front of the building is being directed east toward the corner of our property at 10 Davidson, where the aforementioned water is running.

The severe weather we've experienced over the past several years has us concerned that 10 Davidson will become part of the drainage system of 125 Pirie.

This cannot be allowed to happen!

Privacy & Enjoyment of Our Common Property

Many of us enjoy the common property near the property line with 125 Pirie.

With the construction of a four-story apartment building that includes a rooftop terrace, our privacy and enjoyment of the property will be impaired.

In the Planning Justification Report on page 15, (Point B - Compatibility with adjacent land...), the report states "The proposed built form and design of the Retirement Home avoids adverse impacts relating to shadows and overlook."

How anyone can claim there will not be any adverse effects from the overlook is astounding!

As best we can determine, the north-most 3 units on the first floor are the only ones that will not have a direct view into 10 Davidson and a further 22 units look directly onto 10 Davidson.

In addition to the view from the residences, the Rooftop Concept document shows a sitting area at the eastern edge of the roof, again looking directly down and over the property of 10 Davidson.

Will the developer build an appropriate fence or plant appropriate trees to respect the privacy that the residents of 10 Davidson currently enjoy?

Parking & Traffic

We are concerned that there will not be enough parking at 125 Pirie for residents, staff, and visitors and that people associated with 125 Pirie will decide to use the visitor parking spots at 10 Davidson, thus requiring by-law enforcement.

The additional traffic arising from 17 townhomes and 159 units in the apartment building raises significant noise and safety concerns around Pirie Dr., Davidson Blvd., and Governor’s Road.

The report indicates that the bus layby will need to be moved and that the developer will “work with the city” to find a suitable replacement location.

We are concerned that the layby will be moved east along Governor’s Road, directly behind the south block of units at 10 Davidson.

As one of those aforementioned units, we are strongly opposed to that option!

Property Values

We are concerned that our property value will be negatively affected by the construction at 125 Pirie, especially if the legitimate concerns expressed above are not addressed.

Sincerely,

[Redacted signature]

[Redacted signature]

Dundas, ON

[Redacted signature]

[Redacted signature]

Davis, Michael

From: [REDACTED]
Sent: March 7, 2021 8:05 PM
To: Davis, Michael
Subject: [****POSSIBLE SPAM]Pirie Development

Mr. M. Davis MCIP, RPP

Senior Planner

City of Hamilton,

71 Main Street West

Hamilton, ON

L8P 4Y5

RE: Application to amend Dundas Zoning By-law 3581-86

Dear Mr. Davis,

I would like to voice my opposition to this application. The original plan called for nine townhouses on the lot which would have generated 18-27 residents which would not put too much strain on the existing infrastructure.

The new plan calls for a 3 and a 4 story building in addition to the townhouses which will easily generate 250-300 residents which will definitely put a great strain on existing facilities. Governors Road is a one lane road that was not designed as a major artery and is already quite congested and dangerous to negotiate particularly around the 3 schools, 3 long term care homes, two large apartments and the numerous townhouses and commercial businesses that line the street. Adding another 300 commuters invites disaster.

We should have faith in our planning department. I bought my home based on the original survey. I expected some amendments to be made but this plan is a major change that would destroy the trust and integrity of the department if approved.

Yours truly,

Davis, Michael

From: [REDACTED]
Sent: March 3, 2021 3:12 PM
To: Davis, Michael
Subject: 125 Pirie Drive, Dundas

Dear Mr. Davis:

We live at 54 Linington Trail, Dundas, a short distance from 125 Pirie Drive but more than 130 meters away. Our concern is the added congestion on Governors Road that will result from this high density development. Single family homes on the property is to be expected but a retirement home was not. While it is hard to say how many of the occupants of a retirement home will still be driving it will most certainly be more than would come from single family dwellings. Please make sure the traffic on Governors Road is taken into account before this project is allowed to proceed.

[REDACTED]

MARCH 1ST, 2021

FGL Pirie Inc. - ZONING BY-LAW AMENDMENT APPLICATION

RE 125 PIRIE DRIVE, DUNDAS, ONTARIO

COMMENTS & QUESTIONS (FROM)

[REDACTED]

[REDACTED]

Mr. Davis:

As we are “single family” homeowners in the vicinity of the above mentioned, proposed development, we are extremely concerned that current owners of this parcel of land have now requested a change in zoning from the original land use. When this property was initially advertised for sale it was listed as a development of single-family homes. This original plan would have been suitable given the surrounding homes. Homes in the immediate area are either 1 to 2 stories high including single family homes as well as some townhomes. Why would the City of Hamilton not make it clear that when a buyer purchases a property that has a designation for the type of development allowed there already then, the purchaser does not have the ability to change that. Allowing out-of-town interests to influence the direction our established neighborhoods take is ludicrous. There are no multi-storey commercial buildings here. In fact, there are no high-rise buildings west of the intersection at Creighton and Governors Road, including the schools.

Of note, when the applicant indicates 3-4 stories it really means a 4-5 story appearance, due to the height of the property and how it will have to be built because of the hill. In reality the finished view will be a lot higher. The fifth story is described as a rooftop mechanical room and other indoor amenities but it will be no less visible to the neighboring homes. Another issue of concern would be the existing townhomes on the east side of this parcel of land would experience a monolith effect beside their 2 story homes resulting in a loss of privacy and light.

We are aware that there is a need for housing everywhere but one would expect at the very least that the new development would blend and compliment the existing homes. Property taxes paid in this area, especially

south of this lot, are very high similar to that in Ancaster. This sized building we are sure would never be allowed among similar homes in Ancaster.

Due to the recent completion of the new road plan on Governors Road, which included narrowing all car lanes to accommodate the wide bike lanes, we are now experiencing traffic flow problems during certain hours. At times we have had to take a south route along Highland and west to our home as the traffic on Governors Rd. had come to a complete stop due to school buses and parents picking up children. To add another 200+ people would be a problem as they too will have cars.

We have been made aware that the property across from this parcel on Governors Road known as the "Farm" is now up for sale. In all likelihood this too will be developed as multiple housing units. **WE DO NOT WANT A PRECEDENT SET ON THE DECISIONS MADE REGARDING THIS PROPOSED DEVELOPMENT AT 125 Pirie TO BE THE START OF MULTI STOREY BUILDINGS IN OUR SINGLE FAMILY NEIGHBOURHOOD.**

To allow this change in the bylaw to accommodate this builder/developer who has no interest beyond the financial gain nor any regard for the needs of residents in the area is opening the door to let outside interests determine the future look and way of life in Dundas. There is a place for commercial/ institution type buildings in the Dundas Core area, but not here among residential homes.

Questions:

(As we are not aware of any Residents' Oral Information Session, we would like to ask the following questions here!)

1. We have seen much media coverage regarding the property off of South Street in Dundas behind the Wentworth Lodge area that the City of Hamilton owns in fact. Why wouldn't a developer wishing to build a multistorey commercial complex like stated be steered to this type of setting? That location would allow the senior residents the ability to walk to and access all shops in Dundas (food, library, etc.)

2. When a developer indicates a property “use” ie. retirement housing etc. how is the developer held to that? How would anyone dictate who will occupy the buildings? From the documents supplied it is difficult to determine whether these units are in fact to be owned or rented as documents refer to types of housing as “townhouses, retirement suites, and senior’s apartments”. Can you explain this further?

3. Why did the city not send out information on this bylaw change request to a larger span of residents, not just the 120 metres that the builder themselves suggested in their letter? Also, in spite of the COVID rules why was there no oral platform for public questions, information feedback. Could have been done via online? This is a huge request to allow a commercial building to be set amongst what historically has been family homes. This lack of informing all nearby residents of such a project in their backyards appears that the city prefers to hide the information from the taxpayers and favor the applicant’s chances of success in having the zoning bylaw changed? Why such limited distribution of information other than a small media article with only a small window allowing public feedback?

4. Why was the Notice Board, on the property itself, moved from the corner where it was quite visible to this new location, directly behind the bus shelter, where it is now more difficult for passersby to see?

MR DAVIS CAN YOU EXPLAIN WHERE OURS AND ALL RESIDENTS’ FEEDBACK/COMPLAINTS WILL GO FROM HERE? WHAT IS THE PROCESS GOING FORWARD?

WE WOULD LIKE A COPY OF THE FINAL DECISION/PLANNING REPORT

Can you kindly email this to: [REDACTED]

Thanking you for your time.

[REDACTED]

Davis, Michael

From: [REDACTED]
Sent: February 26, 2021 2:51 PM
To: Davis, Michael
Subject: RE: 125 Pirie Drive, Dundas

Mike,

Thank you very much for your quick response and additional information.

Have a great weekend.

[REDACTED]

On 02/26/21, "Davis, Michael" <Michael.Davis@hamilton.ca> wrote:

[REDACTED]

Thank you for reaching out to provide these comments.

In terms of the process, the application has been circulated to all relevant City departments and External Agencies (e.g. Hamilton Conservation Authority) for review. At the same time, the City is requesting comments from nearby residents. All comments received are forwarded to the Applicant, considered by the City Planning Department before forming any recommendations, and are eventually included in the City Staff report to City Council so that they have that information available when making a decision.

A public meeting will also be held in front of the City' Planning Committee at a future date. You'll receive an additional future notice inviting you to attend/participate in that meeting approximately 17 days in advance. City Council is the approval authority for Zoning By-law Amendment applications.

In the meantime, if you wish to learn more about the application you can visit the following website which was established by the Applicant to provide access to information for residents...

<http://piriedevelopment.com/>

Future opportunities for participation in the process will also be made available on the Applicant's project webpage.

I hope this information is helpful. Please let me know if you have more questions! All the best,

Mike Davis, MCIP, RPP

Senior Planner

Planning and Economic Development Department

Development Planning, Heritage and Design

71 Main St. W, 5th Floor Hamilton, Ontario, L8P 4Y5

Phone: (905) 546-2424 ext.1024

Fax: (905) 546-4202

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Please be aware that information on the City's response to Covid-19 and the City of Hamilton Official Plan, Zoning By-laws and submission requirements can be found on the City's website at www.hamilton.ca.

Thank you for your anticipated cooperation.

From: [REDACTED]
Sent: February 26, 2021 12:11 PM
To: Davis, Michael <Michael.Davis@hamilton.ca>

Cc: VanderBeek, Arlene <Arlene.VanderBeek@hamilton.ca>

Subject: 125 Pirie Drive, Dundas

Dear Mr. Davis,

I am not sure how to express a concern as I have never attended a public forum and given the covid restrictions, that will likely not change.

I would like to express my concerns and find out what further efforts I can take to oppose this zoning change.

It is my understanding that the Catholic Diocese sold this land with the zoning for 9 or 10 single homes? I have only heard this in discussion and have no real detail of this fact. However, allowing the zoning change to allow 84 retirement suites, 75 retirement homes and 17 single family homes is asinine. First and foremost, Governors Rd is already saturated in the morning between Davidson Rd and Main St. I live on Willowtree Crt and I am unable to make a left hand turn (to head east) at the lights at Castlewood or Huntingwood onto Governors as cars are waiting in the intersection or just beyond the intersection. Covid has provided some relief but it can take 10 mins to travel 1 km from Castlewood east in the morning.

If the city is going to allow any further developments west of Market St. off or Governors road, road widening and shared paths are required. The city made some changes a couple of years ago along Governors, but these have not made improvements to travel time. Left hand turn lanes were put in place but other than making a left hand turn into one of the schools, there has been no improvement in heading east in the morning. The shared path runs from Market St to Moss but if the city is really serious about people cycling and walking in Hamilton, this needs to be extended to Pirie Dr to the West and Main St to the east. Additionally, the telephone poles should be removed from the middle of the path.

Additionally, there is a bus stop at the north east corner of Governors with no sidewalk? Where will the bus stop that currently has a idling pick up location on the north east corner of Governors and Pirie be moved to?

Hamilton talks about becoming a 21st century city but we must first put some forethought into future developments. We already know that retrofitting is more difficult and expensive. If this development is to go forward, I hope that the city will show the residents of the west end of the lower city (Dundas) that they matter. Improve the infrastructure before there are any new developments.

I have not touched on the fact that a 4-storey building will also not fit into the current landscape but my real concern is traffic and cycling / pedestrian safety.

Thank you for your service and attention to this matter.

Yours truly,

[Redacted signature]

[Redacted contact information]

Dundas

Davis, Michael

From: [REDACTED]
Sent: February 26, 2021 2:16 PM
To: Davis, Michael
Subject: Re: Dundas development on Governor's Road

Thanks Mike

On what date would the decision be made to approve/reject this proposal?

Who ultimately owns the decision on the approval?

Thanks

Sent from my iPad

> On Feb 26, 2021, at 12:53 PM, Davis, Michael <Michael.Davis@hamilton.ca> wrote:

>

> [REDACTED]

>

> I have been to the site and I do appreciate your comments on this matter.

>

> In terms of the process, the application has been circulated to all relevant City departments and External Agencies (e.g. Hamilton Conservation Authority) for review. At the same time, the City is requesting comments from nearby residents. All comments received are forwarded to the Applicant, considered by the City Planning Department before forming any recommendations, and are eventually included in the City Staff report to City Council so that they have that information available when making a decision.

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> can visit the following website which was established by the Applicant
> to provide access to information for residents...

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>

> I hope this information is helpful. Please let me know if you have
> more questions! All the best,

>

> Mike Davis, MCIP, RPP

> Senior Planner

> Planning and Economic Development Department Development Planning,

> Heritage and Design

> 71 Main St. W, 5th Floor Hamilton, Ontario, L8P 4Y5

> Phone: (905) 546-2424 ext.1024

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>

> Thank you for your anticipated cooperation.

>

> -----Original Message-----

> From: [REDACTED]

> Sent: February 25, 2021 10:59 AM

> To: Davis, Michael <Michael.Davis@hamilton.ca>

> Subject: Re: Dundas development on Governor's Road

>

> Thanks Mike, I appreciate your reply, have you seen the site? I

> imagine it would be fine for a series of housing, however multiple

> story high density housing in a rural area adjacent conservation area

> is not a proper fit. I strongly oppose this development as it sits.

> Thank you

>

> Sent from my iPad

>

>> On Feb 25, 2021, at 10:42 AM, Davis, Michael <Michael.Davis@hamilton.ca> wrote:

>>

>> Hi Robert -

>>

>> You can submit comments directly to me via email. These comments will be provided to the Applicant, considered by the City Planning Dept. and eventually will be included in a staff report to City Council on the rezoning application. There will also be a future public meeting, held before the City's Planning Committee, where you can make written or verbal submission directly to the Planning Committee members.

>>

>> Let me know if you have any follow-up questions on that. Cheers,

>>

>> Mike Davis, MCIP, RPP

>> Senior Planner

>> Planning and Economic Development Department Development Planning,

>> Heritage and Design

>> 71 Main St. W, 5th Floor Hamilton, Ontario, L8P 4Y5

>> Phone: (905) 546-2424 ext.1024

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>> Thank you for your anticipated cooperation.

>>

>> -----Original Message-----

>> From: Robert Bill <robertjbill@icloud.com>

>> Sent: February 25, 2021 10:20 AM

>> To: Davis, Michael <Michael.Davis@hamilton.ca>

>> Subject: Dundas development on Governor's Road

>>

>> Dear Michael

>>

>> I live on [REDACTED], around the corner from this new proposed development.

>>

>> Can you please advise as to when I would be able to submit comments regarding this proposal?

>>

>> Best

>>

>> [REDACTED]

>>

>> Sent from my iPhone

Davis, Michael

From: [REDACTED]
Sent: March 1, 2021 9:50 AM
To: Davis, Michael
Subject: Zoning bylaw amendment application ZAC-21-003

I oppose this zoning amendment for the lands on 125 Pirie Drive.

The existing Pirie Drive properties are single family residences. The Pirie Drive traffic and curb side parking is appropriate for this street design (1 lane in both directions). Townhouse residences and associated parking on Pirie Drive will create traffic in excess this street design.

It appears the attachment to the February 5, 2021 notice is incorrect in that the "view from Pirie Drive" is the view from Governors Road. A multi residence multi story building entrance on Governors Road will further congest traffic on this busy major throughway.

Due to the existing residential properties and street traffic, this property would best be developed with single family "stand alone" residences.

Sincerely, [REDACTED]

Re: Zoning By-Law Amendment (File No. ZAC – 21 -003)
For Lands Located at 125 Pirie Dr., Dundas (Ward 13)

Michael Davis, City of Hamilton
Planning and Economic Development Dept.
Development Planning, Heritage, & Design – Rural Team
71 Main St. W., 5th Floor, Hamilton Ont., L8P 4Y5
E-mail: Michael.Davis@Hamilton.ca

March 3, 2021

To Whom It May Concern:

As a resident living in close proximity to the Lands being considered for the above Zoning change, I have several concerns regarding the consequences of permitting the proposed development as outlined.

However, I wish to address just one issue: Traffic Flow.

As a retired senior, I would stress that living in the area of “ West Dundas” requires transportation for all your daily needs. There are many retired seniors in this area, attracted by the number of one floor homes built in the latest subdivisions.

Taking into account that there are:

NO GROCERY STORES

NO MEDICAL OFFICES

NO RECREATION CENTRES

NO RELIGIOUS INSTITUTIONS

NO COFFEE SHOPS

located within walking distance of the proposed development, transportation is required to partake in their use. I would suggest that the overwhelming number of seniors use the family car as their transportation of choice. I think that statistics collected by The HSR might confirm this conclusion.

In addition, one must consider the size of the staff, the number of visitors, and the frequency of truck deliveries required by a building of this magnitude.

Therefore to build a facility of 176 units one must take into account the changes this would cause to traffic and subsequently to the lifestyle presently enjoyed in this suburban area.

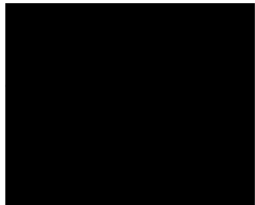
I agree with the Developer that there is a need for one floor senior residences whether they be single family units, townhouses, or apartments. I suggest that the intensification caused by a four storey, 176 unit apartment complex makes 125 Pirie Dr. **NOT** a location of choice.

To change the zoning of this site would go against the plans of the original development and would certainly not be in the best interests of

the Ward of Dundas or the present and future residents of “ West Dundas”.

A development of this density would better serve the senior residents of Dundas and Hamilton if it was located in the town core allowing residents to walk to their desired activities.

Respectfully,



(It is my request not to have my personal information released)

MARCH 1ST, 2021

FGL Pirie Inc. - ZONING BY-LAW AMENDMENT APPLICATION

RE 125 PIRIE DRIVE, DUNDAS, ONTARIO

COMMENTS & QUESTIONS (FROM)

ROBERT & MARILYN GLAZEBROOK

[REDACTED]

Mr. Davis:

As we are “single family” homeowners in the vicinity of the above mentioned, proposed development, we are extremely concerned that current owners of this parcel of land have now requested a change in zoning from the original land use. When this property was initially advertised for sale it was listed as a development of single-family homes. This original plan would have been suitable given the surrounding homes. Homes in the immediate area are either 1 to 2 stories high including single family homes as well as some townhomes. Why would the City of Hamilton not make it clear that when a buyer purchases a property that has a designation for the type of development allowed there already then, the purchaser does not have the ability to change that. Allowing out-of-town interests to influence the direction our established neighborhoods take is ludicrous. There are no multi-storey commercial buildings here. In fact, there are no high-rise buildings west of the intersection at Creighton and Governors Road, including the schools.

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We have been made aware that the property across from this parcel on Governors Road known as the "Farm" is now up for sale. In all likelihood this too will be developed as multiple housing units. **WE DO NOT WANT A PRECEDENT SET ON THE DECISIONS MADE REGARDING THIS PROPOSED DEVELOPMENT AT 125 Pirie TO BE THE START OF MULTI STOREY BUILDINGS IN OUR SINGLE FAMILY NEIGHBOURHOOD.**

To allow this change in the bylaw to accommodate this builder/developer who has no interest beyond the financial gain nor any regard for the needs of residents in the area is opening the door to let outside interests determine the future look and way of life in Dundas. There is a place for commercial/ institution type buildings in the Dundas Core area, but not here among residential homes.

Questions:

(As we are not aware of any Residents' Oral Information Session, we would like to ask the following questions here!)

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MR DAVIS CAN YOU EXPLAIN WHERE OURS AND ALL RESIDENTS’ FEEDBACK/COMPLAINTS WILL GO FROM HERE? WHAT IS THE PROCESS GOING FORWARD?

WE WOULD LIKE A COPY OF THE FINAL DECISION/PLANNING REPORT

Can you kindly email this to: [REDACTED] [a](#)

Thanking you for your time.

[REDACTED]

walk on Pirie, a difficult encounter because of the hills. Adding a sidewalk on Governor's Road would further reduce the space along this roadway.

7. In addition, there are no medical facilities available in this area to cater to seniors.
8. I am concerned that the proposed development may have an adverse effect not only on storm water disposal but also on an overtaxed sewage treatment facility.

Respectfully submitted,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Davis, Michael

From: [REDACTED]
Sent: March 2, 2021 6:25 PM
To: Davis, Michael
Subject: Zoning Bylaw Amendment Application ZAC-21-003

Mr. Davis

We are Vickie and Richard Brennan and we live at [REDACTED] and would like to be notified about plans for a large vacant lot at Governors Road and Paris Drive. Our concerns with the proposed development deal with density and traffic.

[REDACTED]

[REDACTED]

Davis, Michael

From: [REDACTED]
Sent: March 5, 2021 11:45 AM
To: Davis, Michael
Subject: Re File No: ZAC-21-003

Dear Mr Davis:

While I am not opposed to well planned development, I do think that with regard to this proposed change for Pirie Dr @ Governor's Road, many concerns have not been adequately or thoroughly addressed in the current Zoning By-Law Amendment Application.

Before council looks at this zoning application, please consider:

Traffic and Safety Implications:

The traffic study was carried out during this time of Covid 19 and does not accurately reflect the volume of traffic on Governor's Road during 'real time.' There are often long backs ups of traffic in the Governor's Road and Creighton area because that heavily trafficked stretch has been converted to single lane each way. This single traffic artery, of course, provides for transport by many City of Hamilton buses. School busses (three schools along Governor's) add to the congestion and safety issues with school bus traffic and family cars at particular times of day. Please note that this is the one thorough fare bringing traffic to and from areas west of the Dundas boundaries into the urban area. This is in addition to the already dense housing west of Creighton Avenue which all feeds into this one artery.

Issues Specific to Seniors' Needs:

I point out this issue first because, this already heavy traffic congestion will be a serious issue when emergency vehicles (ambulances plus fire vehicles) were being (as would be inevitable) dispatched to a large retirement home and were delayed because the congestion's and single artery issues had not been addressed.

It is my understanding the FGL is requesting this Zoning change to allow them to then apply to build a 4 story retirement home for seniors with 159 units, (and in addition 17 townhouses). This density is contradictory to the current planning for this land (originally designated for a church, then sold last summer for development of 11 homes). The proposed 4 storey Retirement residence is not in keeping at all with the neighbourhood semidetached and single homes and will only add to the increasing traffic issues and safety in the area.

Additionally, as a senior myself, I can assure you that this area presents many problems for any senior who loses their licence or is unable to use the city bus. Access to medical centres, groceries stores and other necessary locations such as pharmacies and recreation is a real issue. None of these are available close by.

Please make sure that City Council has up-to-date and pertinent information and takes into consideration the important issues for seniors before this application is considered.

Please keep me informed of the date of the Public Meeting and any decision re the proposed Zoning by-Law Amendment request.

Sincerely

[REDACTED]

Davis, Michael

From: [REDACTED]
Sent: March 1, 2021 10:08 AM
To: Davis, Michael
Subject: Re: File ZAC-21-003

Hi Mike,

Thanks for getting back to me. Please let me know when the City Staff report is available as I would like to get a copy prior to the public meeting.

Thanks,

[REDACTED]

> On Mar 1, 2021, at 8:58 AM, Davis, Michael <Michael.Davis@hamilton.ca> wrote:

>

> [REDACTED] -

>

> Thank you for reaching out to provide these comments.

>

> In terms of the process, the application has been circulated to all relevant City departments and External Agencies (e.g. Hamilton Conservation Authority) for review. At the same time, the City is requesting comments from nearby residents. All comments received are forwarded to the Applicant, considered by the City Planning Department before forming any recommendations, and are eventually included in the City Staff report to City Council so that they have that information available when making a decision.

>

> A public meeting will also be held in front of the City' Planning Committee at a future date. You'll receive an additional notice inviting you to attend/participate in that meeting approximately 17 days in advance. City Council is the approval authority for Zoning By-law Amendment applications.

>

> In the meantime, if you wish to learn more about the application you
> can visit the following website which was established by the Applicant
> to provide access to information for residents...

>

> <http://piriedevelopment.com/>

>

> Future opportunities for participation in the process will also be made available on the Applicant's project webpage.

>

> I hope this information is helpful. Please let me know if you have
> more questions! All the best,

>

> Mike Davis, MCIP, RPP

> Senior Planner

> Planning and Economic Development Department Development Planning,

> Heritage and Design

> 71 Main St. W, 5th Floor Hamilton, Ontario, L8P 4Y5

> Phone: (905) 546-2424 ext.1024

> Fax: (905) 546-4202

> Please consider the environment before printing this email.

> This email is confidential and is intended for the person(s) named above. Its contents may also be protected by privilege, and all rights to privilege are expressly claimed and not waived. If you have received this e-mail in error, please call us immediately and destroy the entire e-mail. If this e-mail is not intended for you, any reading, distribution, copying, or disclosure of this e-mail is strictly prohibited.

> NOTE: As of March 18, all City of Hamilton offices and facilities have been closed to the public with the exception of the First Floor, City Hall, to help prevent the possible spread of the Covid-19 virus.

>

> Planning staff will continue to serve the community over the phone or by email. However, staff are working from home as a precautionary measure to protect both the public and staff and staff will endeavour to reply to your email as soon as possible.

>

> Digital submissions and resubmissions are preferred. Alternatively you may make your submission by courier, mail or by drop off at the First Floor, City Hall.

>

> Please be aware that information on the City's response to Covid-19 and the City of Hamilton Official Plan, Zoning By-laws and submission requirements can be found on the City's website at www.hamilton.ca.

>

> Thank you for your anticipated cooperation.

>

>

> -----Original Message-----

> From: [REDACTED]

> Sent: February 28, 2021 8:47 PM

> To: Davis, Michael <Michael.Davis@hamilton.ca>

> Subject: File ZAC-21-003

>

> To: Michael Davis,
> City of Hamilton,
> Planning and Economic Development Dept.

>

> RE: Comments with regard to Zoning By Law Amendment File ZAC-21-003

>

>

> 1. Allowing the construction of a four storey building, situated on top of a large rise above Governors Road, the Western exit and entrance to the town of Dundas, will dominate the landscape surrounding the escarpment and rural lands to the West. It will be totally out of place amidst a neighbourhood of single family residences for which this land has been zoned. There are no other large buildings over 2 storeys anywhere close to this site and it will destroy the quiet family oriented atmosphere of the local area.

>

> 2. Governors Road is one lane in each direction and there are already traffic backlogs at certain times of day, contributed

> to by buses and school buses which make frequent stops. The additional traffic that this building would create from

> residents, staff, visitors and service trucks, related to the operation of the facility, would only add to this and potentially

> create long lines of traffic trying to get to and from Dundas on the only route available. The additional traffic could

> also have an impact on the response time of any ambulances and/or emergency vehicles that were called to the retirement home or other homes in the area.

>

- > 3. Permitting this building project to go ahead will increase the population of this small area by potentially 300-350 people.
- > The existing services (hydro, water, sewer etc.) may not be place to handle this increase. This major increase in density
- > is not in keeping with the surrounding area and original zoning and would be poised to have a detrimental effect on
- > the environment.
- >
- > 4. There are no sidewalks on that portion of Govenors Road and adding them for the benefit of the residents would
- > reduce space along the roadway even further. There are no services within walking distance for seniors, therefore
- > additional traffic would be created for every outing, whether it be by car, taxi or bus, whether it be for groceries, medical
- > appointments, pharmacy needs, restaurants or other necessities.
- >
- > Respectfully submitted,
- >
- >
- >
- > [REDACTED]
- > [REDACTED]
- >
- >
- >

Davis, Michael

From: [REDACTED]
Sent: March 2, 2021 7:21 AM
To: Davis, Michael
Subject: Zoning bylaw ammendment ZAC-21-003

Dear Mr. Davis,

I am writing you to express my firm opposition to the large retirement building and town houses being proposed for pierie. Although we may have a need for more retirement living in Dundas, this is not the place for it. Already the traffic along governors road is quite busy with governors being the only vein out of dundas for this community. With three large schools nearby, I have often been concerned for the safety of children as I commonly witness people rushing the yellow to get through the intersection and other demonstrations of road rage. Adding possibly 200 more vehicles daily to this already busy area would increase the safety concerns and frustration experienced by some of the highest tax payers in dundas. With the major work on governors that was completed a couple of years ago, I doubt the city would want to invest in accommodating this increased population again.

Secondly, I believe parking would be a major issue, as parking is already limited in the area and not sufficient for the town houses already. The proposed plans do not appear to have sufficient accommodation for this with such a large plan for the area.

Third, people already living on this street will be significantly affected by such a large building that is not in keeping with the feel of the street. With the proposed plan, some houses will see very little sunlight and the once beautiful green space being substituted for a large apartment complex will devalue their homes.

Finally, I don't know why retirees would want to live in this area. It is far (not walkable distance) from amenities like grocery, gas, and restaurants. Would they not prefer an area closer to the downtown core that is more accessible? Additionally, the amenities we have are already insufficient for the population of our town with one small metro to support an ever expanding area.

I hope that you will seriously reconsider this project and do something with the space that adds value to the homes already in the area and makes sense in terms of the infrastructure already present in the city.

Thank you,

[REDACTED]
[REDACTED]

Development proposal file No. ZAC-21-003

[REDACTED]

Thu 2021-03-04 10:05 AM

To: [REDACTED]

Dear Mr. Davis,

I am a resident at [REDACTED] in Dundas and am opposed to the above development proposal. The traffic on Governor's Road which is already very heavy will be intensified and the quality of life in our neighbourhood will be seriously impacted. Not to mention more pollution so close to the Dundas Conservation area impacting both animals and our neighbourhoods.

[REDACTED]

March 4 2021

4 Mar 2021

Michael Davis, City of Hamilton
Planning & Economic Development Department
Development Planning, Heritage & Design
71 Main St. West, 5th Floor
Hamilton, ON L8P 4Y5

Re: Zoning Bylaw Amendment Application (ZAC-21-003).

Dear Michael,

As the owner of [REDACTED] I am writing in response to the above-named Zoning Bylaw Amendment Application.

I did have a look at the detailed drawings provided for the proposed development at 125 Pirie Drive, but I certainly don't have the expertise to understand the technical aspects of these plans. As such, I will briefly outline my key concerns.

1. Water drainage and runoff

The units on the north side of 10 Davidson currently experience very wet conditions in their yards, which I would assume is in part due to the lower elevation relative to the current vacant lot at 125 Pirie Dr. My concern is that the development will exacerbate the existing problems both during construction and thereafter. I am unclear as to whether the proposed actions by the developer will be sufficient to mitigate further water issues at 10 Davidson.

2. Privacy and enjoyment of property

The construction of a four-storey building with many windows facing 10 Davidson, as well as a rooftop terrace, will undoubtedly have an impact on the privacy of the residents of 10 Davidson, particularly in spring, summer, and fall, when we all enjoy our time outside. We have a small common area at the west end of our property, where residents gather to meet with friends. The experience with the new development will now be akin to living in a fishbowl.

3. Increased traffic and potential parking issues

With the addition of a 159-unit retirement residence as well as 17 townhouses, traffic and adequate parking are concerns, along with safety in the nearby streets, including Davidson Blvd and Pirie Dr.

I understand that the bus layby is to be moved. If it were to be moved behind the units on the south side of 10 Davidson (where my unit is located), I would have major concerns about the increased noise level. I would definitely oppose such a move.

All of these concerns have the potential to negatively affect my property value, and I ask that they be seriously considered when assessing this application for zoning bylaw amendment.

Thank you for the opportunity to comment.



Davis, Michael

From: [REDACTED]
Sent: March 1, 2021 12:54 PM
To: Davis, Michael; VanderBeek, Arlene
Subject: I oppose the Zoning By-Law Amendment file ZAC-21-003 Application

--

Have a Great Day!

[REDACTED]
[REDACTED]

Davis, Michael

From: [REDACTED]
Sent: March 5, 2021 2:38 PM
To: Davis, Michael
Subject: ZAC-21-003 opposition

March 5, 2021

Hello Mr Davis,

This message is submitted to register my concern over the proposed zoning amendment File # ZAC-21-003.

The zoning change and the proposed development may meet the "Neighbourhoods" designation according to the Urban Hamilton Official Plan but a 3-4 storey institutional building is not harmonious or compatible with the current neighbourhood land use.

In particular, I do not want to walk out my front door and the first thing I see are garage doors and truck loading access and a four storey monolith.

Other negatives are: increased road traffic

increased noise from delivery and emergency vehicles

increased shadowing and loss of morning sunlight

Please include me in the public consultation when it goes forward:

[REDACTED]

Sent from my iPad

Davis, Michael

From: [REDACTED]
Sent: March 3, 2021 2:41 PM
To: Davis, Michael
Cc: [REDACTED]
Subject: 125 Pirie Dr Development File No. ZAC-21-003

Michael Davis

Planning and Economic Development Department
Development Planning, Heritage and Design – Rural Team
71 Main Street West, 5th Floor, Hamilton, On, L8P 4Y5

Regarding 125 Pirie Drive Development – File No. ZAC-21-003

[REDACTED]

My wife and I live just down the street from this planned development. We have some very serious concerns regarding this proposal. We moved to Dundas from Burlington 10 years ago because Dundas had that quiet small town feel. Even though Dundas was amalgamated into Hamilton years ago, it still keeps that small town culture and feel. I am surprised that Hamilton is even considering this proposal as a valid proposal.

The original proposal for a few single family homes was acceptable for this property and for the area. This new proposal goes against everything that Dundas stands for.

Our biggest concern is the density of this new proposal which will see the area go from a few new families with the original development plan to 200-300 new families. This is outrageous and not appropriate for this area. This area was never designed for this type of density.

Governor's Rd. is the only main artery for East-West traffic in Dundas. It has always been a bottleneck road in Dundas. Because of the beautiful conservation area that is in this area of town, there already exists a great deal of traffic travelling to and from the conservation area. Also, there aren't sufficient sidewalks in this area of Governor's Road to safely walk it. Increasing the amount of traffic will only put our residents at greater risk when using the road. The reconstruction of Governor's Rd which was recently completed did nothing to alleviate the situation. As a matter of fact the traffic is worse now than ever before. Also, the road is more dangerous due to the narrowing of the road as a result of the new construction. Along this stretch of the road there are 2 elementary schools and 1 high school and a number of long term care facilities. This development proposal will only add significantly to the already congested road putting children from these schools and seniors from the long term care facilities at a much greater risk. Governor's road already has a history of serious traffic accidents including deaths with seniors involved due to the unmanageable congestion on Governor's Rd. It is only a matter of time before someone is again hurt or worse yet killed on this road.

I also fear that with the congestion on this road significantly increasing as a result of the proposed development, more drivers will take to the residential roads in and around the area to avoid Governor's Road congestion. We have already

seen this during the recent construction of Governor's Rd where traffic took to residential roads to avoid delays caused by the construction. This caused serious concerns for the residents in those residential streets due to significantly increased traffic and speed. The residential roads are not equipped to handle this volume of traffic putting our children, students and seniors at greater risk. This very dense development will definitely increase traffic along this route and increase the risk for all residents that now call this area home.

Secondly, another major concern is with respect to the infrastructure. Is the appropriate infrastructure in place to allow this type of development i.e., sewers, hydro, water pressure, water runoff, etc. This property was zoned rural, to now jump to this type of extremely dense development is unthinkable and disturbing

[REDACTED]

[REDACTED]



Virus-free. www.avg.com

Davis, Michael

From: [REDACTED]
Sent: March 1, 2021 3:08 PM
To: Davis, Michael
Subject: File no. ZAC-21-003

Re: Zoning By-Law Amendment File no. ZAC-21-003.

I am writing to let you know that we oppose the above cited Application as we feel this will degrade our residential neighbourhood.

Thank you for your attention,

[REDACTED]

[REDACTED]
[REDACTED]
Dundas, ON
[REDACTED]

25 February, 2021

Ref: Re-Zoning 125 Pirie
ZAC-21-003

When [REDACTED] and I purchased our home at [REDACTED], we did so in the knowledge that at some point the adjacent vacant land would be built on. We have no problem with the townhouse portion of the proposed development as it is totally in keeping with the other development in the area.

We are however **100% opposed** to the land being rezoned to allow a multi-story housing development. We are opposed for the following reasons.

1. The proposed building is not in keeping with the existing single family development in the surrounding area.
2. The properties on the north side of 10 Davidson have problems with run-off and drainage from the properties behind them, the Condo Board has spent in excess of \$10,000 this year to try and resolve this issue. Development of the vacant land could add to this problem.
3. The building as proposed will completely dwarf and overshadow units 1 and 15 at 10 Davidson and to a lesser degree units 2, 3 and 16.
4. These homes will lose both light and privacy.
5. Unit 1 which is a single story unit with a side door, windows and yard will be approx 15m from the proposed multi-story building. It will be totally overlooked by windows and/or balconies in up to 9 of the units rendering its side yard useless. Attached is a plan showing a photo of

10 Davidson done by the owner of unit 4 the photo has been scaled to the size of the developers plan. It clearly illustrates the devastating impact on homes at that end of the cul-de-sac.

6. Unit 15 will also be approx 15m from the building and overlooked by several units.
7. The small communal parkette used by residents in the summer months will be totally overlooked by at least 9 units. It, like units 1 & 15 will lose privacy and at certain times of the day also sunlight.
8. My enquiries with a real estate agent suggest that this multi-story building could adversely affect the resale value of the properties at the top end of the cul-de-sac, and possibly to a lesser degree the values of the rest of 10 Davidson.
9. This retirement residence is in an isolated position. It has no services like shops, library or pharmacy close by. If the land is re-zoned and built as planned the HSR bus stop will have to be moved. This will impact the people on Pirie and those in the retirement residence with no car.
10. If built as planned for 155 people plus the townhouses, the effect on the general area will be an increase in noise and traffic due to the retirement residence having to be serviced on a regular basis by delivery vans.

I hope the zoning committee will take into consideration the very detrimental effects on the homeowners at 10 Davidson who do not deserve to have the use and enjoyment of their property and neighbourhood damaged in such a way.

Regards



Davis, Michael

From: VanderBeek, Arlene
Sent: March 2, 2021 1:29 PM
To: Davis, Michael
Cc: Litzen, Julie
Subject: FW: Opposition - William and Sandra Mclelland

Mike,

Just making sure you received this person's opposition (for the record).

Arlene

Arlene VanderBeek
Hamilton City Councillor – Ward 13
Communities of Dundas and
Central Flamborough
905-546-2714
arlene.vanderbeek@hamilton.ca

Due to COVID-19 concerns, our office is working remotely until further notice. This means there may be a delay in replying to communications, including emails. Should you require immediate assistance, please call the City's Customer Contact Centre at 905-546-2489

-----Original Message-----

From: [REDACTED]
Sent: February 28, 2021 6:45 PM
To: VanderBeek, Arlene <Arlene.VanderBeek@hamilton.ca>
Subject: Opposition

Dear Arlene, I am writing to register our strong opposition to a Zoning By Law Amendment File No ZAC-21-003 on Pirie Drive, Dundas. On

Yours sincerely,

[REDACTED]
February 28 2021

Sent from my iPad

Davis, Michael

From: [REDACTED]
Sent: March 4, 2021 3:50 PM
To: Davis, Michael
Subject: Zoning By law amendment Dundas

There have been many objections that I can see to the proposed development in Dundas.

I am in and will be present for any hearings to discuss our objections with the purpose of retaining council to assist in this matter.

I cannot believe that just one year ago Governors Rd was reconstructed to reduce the lanes to one which was a ridiculous expense to just cause even more congestion on the only road leading into Dundas. Now you would propose a high density development after that...

IT WILL BE INTERESTING.

Thank You

[REDACTED]

Sent from [Mail](#) for Windows 10