

August 28, 2022

To: Legislative Coordinator,
Planning Committee,
City of Hamilton

Re: Public Meeting of the Planning Committee, September 6, 2022
Re: Zoning By-law Amendment Application ZAC-21-003

Please see below for my comments submitted last year to the City of Hamilton Planning and Economic Development Department, regarding the above referenced Zoning By-law Amendment Application. My opposition to the application still stands for the reasons listed.

Thank you for your consideration.

Michele Gunn

Originally submitted:

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.Davis@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.

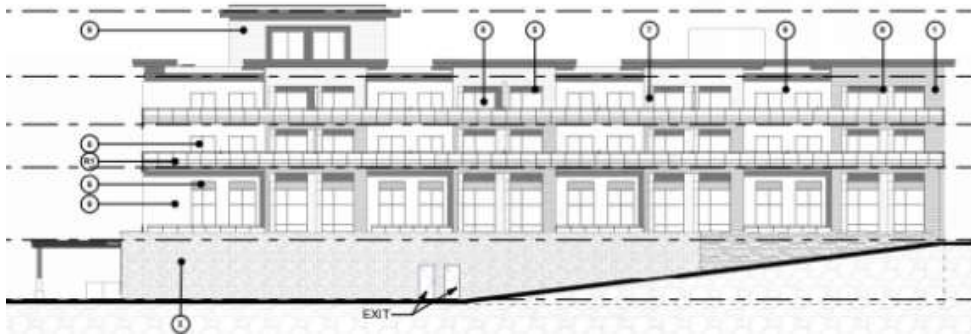
I live at [REDACTED] Davidson Boulevard, an immediately adjacent neighbour to the proposed build. I have read and reviewed the proposal application by FGL Pirie Inc., and the other documents and drawings submitted with the application, and more specifically the Planning Justification Report by Wellings 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. As the property slopes up toward the north, this accounts for the visible storeys at the south and north sides of the property for the main 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 typical storeys making the complex even taller.



Front Elevation



Side Elevation

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) units to 17 units, 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 when cars from the end units are backing out of their driveways at the corner. 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.

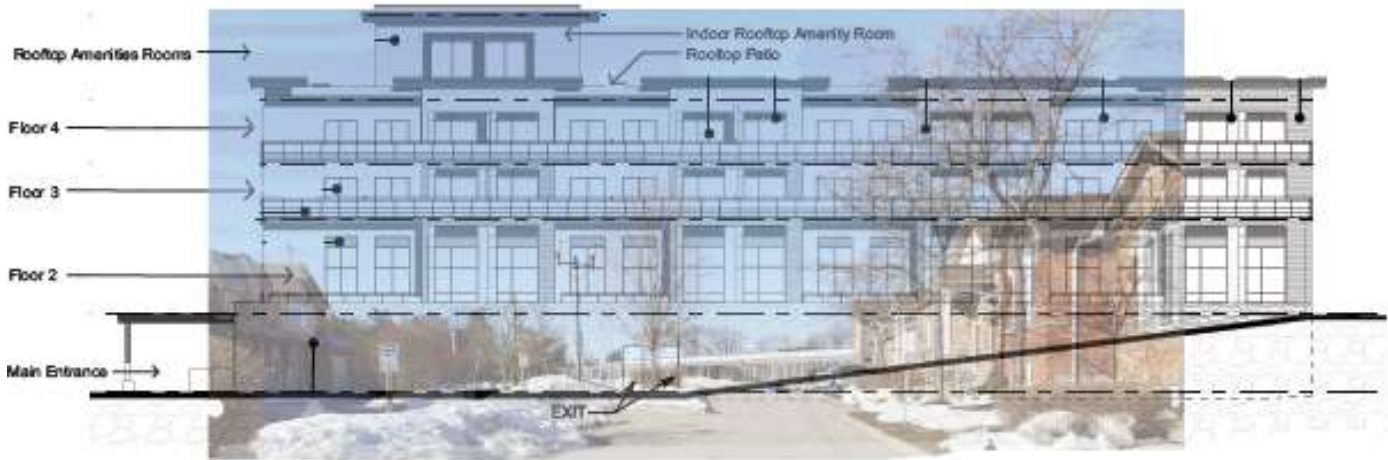
4. In the Wellings document I have the following concerns:

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 (Dundas), 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 oversized 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 at that location. No other developments in the area are as high or as dense.

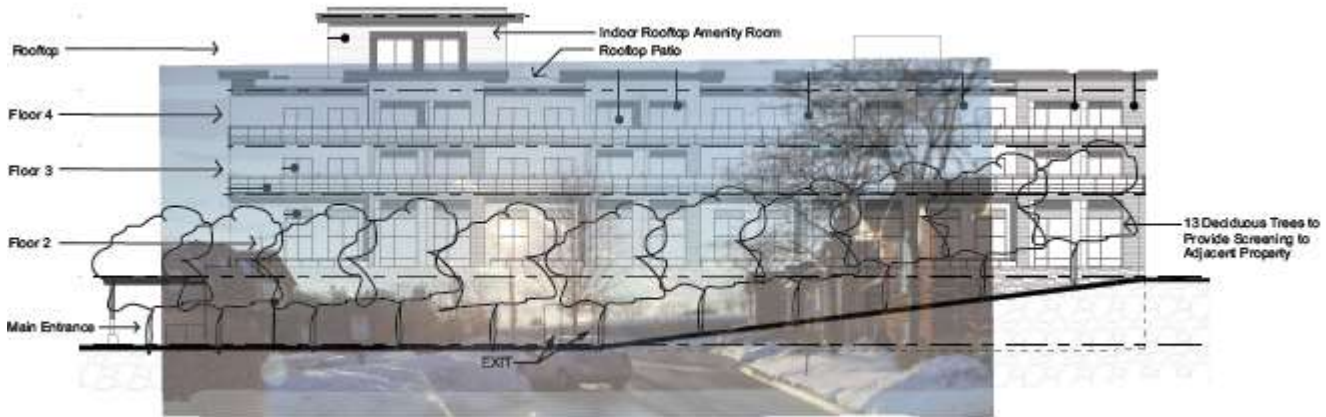


10 Davidson Boulevard - West View Toward 125 Pirie - February 24 9:00 A.M.

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 2 and 3. 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.

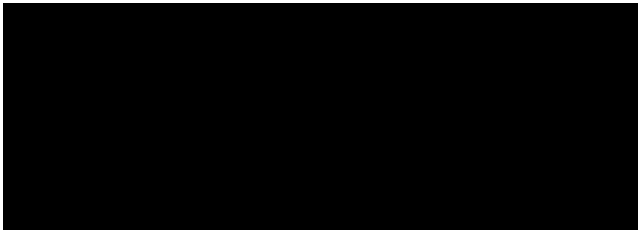


10 Davidson Boulevard - West View Toward 125 Pirie - February 24

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 development at 125 Pirie Drive as presented.

Thank you.



Michele Gunn,

