

**From:** Mary Tuttle  
**Sent:** Wednesday, August 31, 2022 8:50 AM  
**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca)  
**Subject:** Zoning By-law Amendment (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 this 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 (84 apartments and 75 suites) retirement home/seniors' building and 17 townhomes. This plan is not in keeping with the surrounding neighbourhood.

Consider:

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 High School) on Governor's that were not at full capacity during the study therefore there were many fewer school buses and students using the road.

Also many area residents were working from home resulting in less traffic volume.

2. Considering that there three schools on Governor's Road is it really 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. 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 townhomes, and single family homes. Plunking down a 159 unit 4 storey building and 17 townhomes would destroy the character of the neighbourhood.

4. Please do not make a decision before you have all the facts. Paradigm Inc's traffic report outlines the fact that a driveway entrance to the development would be from Governor's Road and the report states that this conflicts with the existing HSR layby. Often there are two buses in the layby. Traffic, buses and an entrance driveway, it seems that there are possible big expensive infrastructure decisions hidden in the application that need to be made clear before a decision can be made.

Concerns include the project's density, level of intensification, main building height (4 stories) storm water run-off and increased traffic.

Considering all the issues with the plan as it exists, this is not the right project for this area. Major plan changes are needed.

Submitted by:  
Mary Tuttle,