

**From:** Rick Biggley <[rick@hamilton.ca](mailto:rick@hamilton.ca)>  
**Sent:** November 28, 2022 11:40 AM  
**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca); Van Rooi, James <[James.VanRooi@hamilton.ca](mailto:James.VanRooi@hamilton.ca)>  
**Subject:** FW: Regarding 11 Springside drive zoning change request ZAC-19-056 Update

**From:** Rick Biggley  
**Sent:** November 28, 2022 11:33 AM  
**To:** 'clerk@hamilton.ca' <[clerk@hamilton.ca](mailto:clerk@hamilton.ca)>; 'James.vanrooi@hamilton.ca' <[James.vanrooi@hamilton.ca](mailto:James.vanrooi@hamilton.ca)>  
**Subject:** Regarding 11 Springside drive zoning change request ZAC-19-056 Update

Good morning

Please find attached a copy of last years letter of opposition in regards to the request for a zoning change from "B zoning" to RT-30 (street townhouses), all of the information in the letter dated October 3<sup>rd</sup> 2021 is relevant in this latest change by the builder from 8 (eight) townhomes to 7 (seven) townhomes on number 11 Springside drive Hamilton.

We stand in opposition once again to this request for a zoning change from the current "B zoning" to RT-30 (street townhouses) in the Allison neighborhood @ 11 Springside drive Hamilton.

When my wife and I purchased our home in the Allison neighborhood 14 years ago, one of the reasons for our decision was the "B zoning", knowing that only large lots with single detached homes being part of the B zoning requirements.

Prior we lived off of Stone church road and the Upper James (Ward 8) for 13 years in a street townhome complex where there were sidewalks, which gave us a little safety buffer from the bumper to bumper parked cars, and crowded street on Dicenzo Drive.

Intensification brings with it, more traffic, more accidents, less areas for our children to enjoy the outdoors, more crime, more noise, more pollution and injuries to the residents involved.

The Allison community has no sidewalks for pedestrian safety as is, and no storm drains to support any attempt for intensification and should be considered as a risk while receiving requests for zoning changes. The builder requesting the zoning change at 11 Springside drive has been silent on the subject public safety and sidewalks. This is a big concern to the people who live in the area at this time.

Over the last 5 to 10 years there have been many zoning change requests which were denied, please find attached a few pictures of the single detached homes built within this B zoning neighbourhood. I include these homes as many of these owners requested zoning changes and were denied as they did not conform to the B zoning guidelines. There have been approximately 25 new single detached built and approved by the Hamilton city.

Thank you for your attention

Rick and Susan Biggley

**From:** Rick Biggley <

**Sent:** October 3, 2021 11:28 AM

**To:** [Mark.Andrews@Hamilton.ca](mailto:Mark.Andrews@Hamilton.ca); [John-Paul.Danko@hamilton.ca](mailto:John-Paul.Danko@hamilton.ca); [Nikola.Wojewoda@hamilton.ca](mailto:Nikola.Wojewoda@hamilton.ca)

**Subject:** Regarding 11 Springside drive zoning change request

Good morning;

In regards to the request for a zoning change at 11 Springside drive from a B zone to Townhouse "RT-30" District, Modified, we stand opposed to this request.

"The purpose of the application is for a change in zoning from the Suburban Agriculture and Residential, Etc. "B" District to the Street – Townhouse "RT-30" District, Modified.

The effect of the proposal would permit the demolition of the existing dwelling at 11 Springside Drive and the construction of eight (8), two-storey street townhouse dwelling units, arranged into a single block."

This proposed zoning change by the vendor (Townhouse "RT-30" District, Modified) does not fit into the existing B zoning guidelines and style of the residential lots and homes in the Allison community.

Over the last few years number 11 Springside drive has come to the city requesting zoning changes and or requests to sever the lot into smaller pieces. Approximately three years ago the owner at that time petitioned to sever 11 Springside drive into two separate lots. Their application was denied and the owner sold the existing home and lot as is.

Last year the new owner of the property applied to build a two-storey, mixed-use building with 535 m2 of commercial space on the ground floor, and seven (7) dwelling units on the second floor, including 19 parking spaces. This request again did not fit into the existing style of the Allison neighborhood and as of late has been Modified to the current request to build 8 Town homes on this single home residential lot.

Once again this style of housing does not fit into the existing B zoning of the Allison Community "where every lot or tract of land in a "B" District shall have a width of at least 20.0 metres (65.62 feet) and an area of at least 1,100.0 square metres (11,840.69 square feet) within the district. (8927/60) (71-327) (79-288) (80-049)"

Allison as a community does not have an under ground storm water system and relies on above ground water management for storms based on large lots being able to absorb storm water or channel it through the use of swales. The request to build multiple townhomes at 11 Springside does not take into consideration the effect of not having proper storm water management or green space to absorb storm water, this would and could cause flooding at adjacent lots.

Springside drive is a narrow street and does not support street side parking, which I'm sure you are aware that ALL town home surveys have multiple vehicles parked on the streets as the use of single car driveways and garage don't support growing families with multiple vehicles. This and the fact that 11 Springside drive is at the corner of Rymal Rd and Springside drive could cause safety issues to the public as Allison district does not have pedestrian sidewalks.

There will be issues with snow removal at this intersection, with 8 driveways and no where to put the snow. Where will it go?

The vendor who owns 11 Springside will not be living in the dwellings proposed and are only before your committee for sheer profit and not in support of the Allison district neighborhood. The vendors have now submitted 3 different requests to change the zoning of this lot, the last two were denied and we appreciate the planners office keeping with the existing zoning laws in the area and in keeping with the existing vision of the Allison district.

As this 60 year old neighborhood renews itself, older homes are sold and purchased, where they are being renovated or new single family homes are being built, supporting the Allison community and living up to B zoning. For example numbers, 65 Springside drive, 35 Springside drive, 95 Springside drive, 110 Springside drive, 106 Springside drive have all renovated or built new homes for their families to live in. These are just a few on Springside supporting the community of Allison districts existing zoning laws.

Once again we stand in opposition to the proposed zoning change at 11 Springside drive as it does not support the existing B zoning and is not a favorable addition to the Allison neighborhood.

Thank you

Rick & Susan Biggley