
August 11th, 2022

Mark Michniak,
Planning and Economic Development Department,
71 Main Street East,
Hamilton, ON L8P 4Y5

Re: ZAC-22-045, UHOPA 22-019

I am writing to you to stress my opposition to the development (as proposed) at Fennell and Upper Ottawa.

I am a 'recently retired' Realtor (July 31st/22) with 30 years of experience and a home-owner backing onto this development.

I am seriously having a problem with the term "medium density" being used for the project when; in my past experience, just the total amount of units 'smells' more like high density. I have worked for six (6) builders – 4 of them production and 2 of them custom. Also 2 of them were the developers as well. In each instance, the developer had the consideration of making sure that properties bordering their development were not too negatively impacted.

Truthfully, none of that consideration coming our way.

Are you aware that 24 feet behind our fence-line 3-storey stacked townhomes are going to be erected? 24 feet!!!! These buildings will dominate my backyard restricting my "enjoyment of my property" Any air-flow through the yard will be blocked. Think about it – 3 storeys. 24 feet behind us. Totally and unequivocally

opposed to this. A 10 foot fence is only 2 feet more than what we have. That will block the bottom level of the townhome. Can they plant trees that are 30-40 feet high and don't lose their leaves in the winter? That is what it will take. I don't think that people realize how imposing this is going to be.

We are already dealing with cars from the area parking on Rendell Blvd. This street is crazy busy due to the traffic turning off of Fennell Ave. Rendell Blvd goes directly to the Mountain Brow and is fed by many side streets and courts. How are emergency vehicles going to be able to service us when we are blocked in from the overflow parking from this development. It's going to be a mess for the private homeowners; not to mention that it is street with school access. Restriction from towering buildings behind us and restriction from vehicles and traffic. Just thinking about it makes me feel claustrophobic.

Our sewer and water systems are already aged. How are we getting around this without endangering our homes due to water problems. It's not like there is an abundance of soil going downward to absorb rain, etc. We are on the edge of Escarpment and this slate, etc. is our dominant "soil".

Quoting other high-rise apartments in the area is absurd. The Wiltshire and Confederation Apartments. They have been around for years and years. Please drive around them and see how much set-back there is between the houses and the complexes. Height is just 7 storeys as well. The El Mirador – also set-back is significant. This 'proposed' development is squashed in like 'sardines in a can'.

Now onto my business-backed opinion. Our market value will definitely drop when we wish to resell our homes. None of my clients over 30 years would even think of looking at a home backing onto these townhomes and apartments. They would bypass them and go onto others. I would not have bought this home 8 years ago had I known that these townhomes/apartments were going in. We can't even sell them right now without disclosing what is going to happen behind

us. We can't sell them during construction. Who would want to live behind a noisy, dirty construction site? Remember – you don't have to be a Realtor to know that it's all about "Location location". We have spent so much money upgrading our house as have at least 5 more homes on Rendell which back onto the site. Who is going to reimburse us?

I will be prepared to have other realtors/appraisers show how this is going to influence the marketability and value of our home.

I respectfully submit this opinion and wish to make it public.

Respectfully yours,

I oppose the application to change the zoning designation in Zoning By-law No. 05-200 from District Commercial (C6) Zone to a modified Mixed Use Medium Density (C5) Zone.

From: [REDACTED]
Sent: Thursday, August 11, 2022 12:51 PM
To: Michniak, Mark
Cc: Jackson, Tom
Subject: 570 Upper Ottawa St Plans

Hi,

Please let me know if this is being received by the correct person for the public input report.

I am a resident on Rendell Blvd. Backing onto this project.

I would like to express an immense concern about the parking. We were told that the underground parking wasn't an option because breaking the ground so close to our properties would create way too much damage to our foundations. How is this back on the table as an option? This is extremely disappointing.

If this option is, in fact, not moving forward - what is the solution for parking? The revised plan without the underground parking showed less than 60 spots. With the homes, businesses, etc - where are all of these people going to park? It's beyond comprehension that this plan would even be considered as an option. I can guarantee a lot will park on our neighbouring street - causing even more safety issues than we already have. Our street is already used as a through street for commuters to avoid the speed traps and lights on Upper Ottawa. This is a school zone. I have two small kids who walk down this street. Without the parking being addressed, this is an incredibly large concern that should not be overlooked.

Thank you,
Jaime

August 11, 2022

Mark Michniak, City of Hamilton
Planning and Economic Development Department
71 Main Street West, 5th Floor
Hamilton, Ontario
L8P 4Y5

Re: ZAC-22-045, UHOPA-22-019

Dear Mr. Michniak:

Thank you for your letter dated July 22, 2022, in regards to changing the zoning designation for the proposed residential/commercial project at Upper Ottawa and Fennell Avenue. I would certainly like to voice my displeasure of this entire project. If I had known that such a development was being considered for approval by the City of Hamilton, I would not have purchased my house in late 2019.

What the planning department considers Medium Density is misleading since this complex development has the potential to bring over a thousand people to the area and the small parcel of land currently known as the Sherwood Centre.

If the developers think they have the backing of the residents of the Sunninghill neighbourhood, they are certainly making a false assumption. What they are proposing is a concrete jungle. The developers don't reside in the community. They have no vested interest other than making the most money in the fastest time frame before moving on to do the same within another community. That is not being respectful nor mindful of the impact to the existing community. It also appears they keep changing the height requirements and pushing the boundaries in their favour.

In my opinion there has been a lack of transparency by the City and the developers. Not only was this proposed development discussed during a pandemic, but the lack of communication (e.g. meeting minutes, proposed site plans and conceptual drawings, etc.) were not provided to **all** residents within the Sunninghill neighbourhood boundary. Those of us that followed caution and the medical experts during the pandemic were penalized for not attending public meetings on this development proposal. Even with your July 22, 2022 communication there was no layout/conceptual drawings showing the four townhouse units and apartment tower. By withholding this information, the true impact has not realized by all local residents. They require all available documents to educate themselves on the impact financially and personally.

This week, I was able to attain from a neighbour a list of points of interest/discussion notes from a previous town hall meeting. In addition, I was able to obtain draft conceptual drawings with

layout done by KNYMH Architecture. I'm sure by now the documents have changed and are once again in the favour of the developers.

Although, I reside on the corner of Rendell Boulevard and Cloke Court, my sight view will be directly facing the proposed development. The following are my concerns:

Neighbourhood/Property Value Impact:

1. Increase in traffic on Rendell Boulevard and surrounding streets of drivers trying to avoid congestion and sequencing of traffic lights on Upper Ottawa and Fennell Avenue East. (Residents currently see this now and the situation will only worsen once the development structures are built.)
2. Increase in potential injuries for pedestrians, children playing and residential vehicles from speeders on Rendell Boulevard and neighbouring streets. (Please note, that the speed bumps have only helped marginally.)
3. Exponential increase in traffic from condo residents on area roads. This will result in a drain of tax dollars for added road maintenance.
4. Difficulty for vehicles exiting Rendell Boulevard to safely turn east onto Fennell Avenue due to increase in traffic.
5. Rodent infestation currently residing in the existing building due to structure age and lack of timely extermination over the years will spill out into the neighbourhood and sewer system.
6. Garbage odors emulating from trash bins and possible increase of rodent infestation to the area and neighbourhood.
7. Increase in noise levels from condo units and businesses with vehicle doors slamming, and sound carried by peoples' voices.
8. Increase in smog pollution from cars idling in the parking lot and from building exhaust system. We are struggling with climate change as it is, and adding to it will only augment cost to our fragile health care system.
9. Loss of personal enjoyment with the absence of an unobstructed sky sight view for area residents that will face the new townhouses and apartment/commercial building.
10. Local property values will potentially decrease and marketability impacted due to unsightly townhouses and apartment/commercial building.
11. With the proposed three storey townhouse complex structures so close to the residents abutting the property on Rendell Boulevard and Merle Court it will become a fishbowl if they want to spend time in their backyards. The mature trees that are currently on the

Sherwood Centre property, which give some privacy, will be removed to create space for the townhouse complexes.

12. A proposed privacy fence of 10' won't make much of a difference to the residents on Rendell Boulevard and Merle Court.
13. Potential for increase of crime (e.g. destruction of property, theft) in the area.
14. Lack of overall enjoyment and safety by area residents based on the issues listed above.

Townhouse/Apartment/Commercial Complexes:

1. The site plan drawings don't accurately show where the garbage, intake and exhaust units will be for each building. There seems to be a garbage receptacle attached to Building D, but none for Building B, C, or E. Nor are the intake and exhaust units shown for Building C and D.
2. There seems no green space has been allowed other than small curb borders that may have some grass. Basically, a concrete jungle is proposed. Where will dog owners walk their pets and children play?
3. Each of the proposed buildings appear close to the street or current residential properties on Rendell Boulevard and Merle Court.
4. How will City of Hamilton or private waste collectors be able to maneuver the tight access points since parking in front of all building units? Or any commercial vehicle that may need to deliver to the businesses within main Building A?
5. Overall scope of the development seems too large for the current location.
6. It's doubtful that the small-scale businesses currently operating out of the Sherwood Centre will be able to afford the rent. There aren't a lot of retail options within the nearby strip plazas. These businesses will be forced to close.
7. What will be the drain on the current wastewater and clean water systems to sustain existing and new demand? Will the water pressure be impacted for the area neighbourhoods and development?
8. Developers changing the site plans and what was to be a low storey buildings seem to keep raising in the number of floors and allowable resident numbers.

Parking:

1. Lack of parking for the number of people potentially living in the development and for visitors that will spill onto local neighbourhood streets. (Residents currently see this now with the strip mall across from the Sherwood Centre on Fennell Avenue East)

2. It appears that all parking spots will be used by owners and tenants with none left for commercial businesses.

Thank you for your time.

Respectfully Yours,

Janice Johnston

I oppose the application to change the zoning designation in Zoning By-law No. 05-200 from District Commercial (C6) Zone to a modified Mixed Use Medium Density (C5) Zone.

From: [REDACTED]
Sent: Monday, August 8, 2022 12:53 PM
To: Michniak, Mark
Subject: ZAC-22-945, UHOPA-22-019. DRAZEN SPEHAR OBJECTION,

Dear Mr. Michniak,

My name is Drazen Spehar and I am the owner of the house at [REDACTED]. My property is bordering with the land proposed for development. I am writing this letter with purpose to express my objection and complete disagreement with proposed project. Also I do not agree with proposed change of zoning. Idea to build 12 Storey building and 4 3-storey townhouse buildings with total of 470 residential units is simply said ludicrous and unrealistic, greedy and with not good intentions and with total disregard for property owners around and peaceful living in dignity. Also, proposed land is not big enough to build proposed project and whole idea behind is driven by greed and to make as much money as possible, without consideration for us, owners of neighborhood properties. Approval of proposed project will be equal to crime against our established, mature and peaceful community. To be honest, I cant believe that someone had a guts to propose such a criminal and greedy project to be build, bypassing our opinions and not even acknowledged that our ward 6 Councilor Tom Jackson was willing to work together with developers to find solution that will work for everybody. But Tom and us, neighbours, were betrayed. Developers wanted it "big". If approved, this project will destroy peaceful living in our community, owners of the Rendell boulevard and Merle court will lose privacy and instead of beautiful sky we will have to look into buildings walls, crime rate will go up and drugs and gangs will take it over, our safe living will became thing of past not to mention congestion and that whole project sits on very busy traffic corner of Fennel and Upper Gauge....can you imagine when vehicles from 470 units start to pull in and out????? What a mess this will be.

But, I believe That City of Hamilton Council , will have enough courage to say NO and that this mediocre project will never be allowed to see light of the day.

If you need to contact me, please feel free at [REDACTED] or [REDACTED].

Thank you,

Sincerely

Drazen [REDACTED]
[REDACTED]
[REDACTED]