

SUMMARY OF PUBLIC COMMENTS RECEIVED

Comment Received	Staff Response
<p>Concerns with increased traffic and large building massing.</p> <p>Low rise multiple dwellings or townhouses are viewed to be more suitable built forms.</p> <p>Concerns with lack of property maintenance resulting from the proposal.</p>	<p>The Traffic Impact Assessment prepared by Nextrans Consulting Engineers dated April 3, 2023 concluded that traffic volumes generated from the proposed development are anticipated to be accommodated by existing transportation infrastructure. The proposal is anticipated to add a 1 to 2 second delay per vehicle at nearby street intersections, therefore no road infrastructure improvements are required to support the proposal.</p> <p>The Urban Hamilton Official Plan supports higher density residential uses along major and minor arterials roads and on the periphery of neighbourhoods. The proposal meets the planned function of the “Neighbourhoods” designation by intensifying the subject lands for a 13 storey multiple dwelling in proximity to transit routes and existing multiple dwellings ranging up to 13 storeys in height (also on the subject lands).</p> <p>The proposal is subject to the City’s Property Standards By-law No. 10-221.</p>
<p>Concerns with loss of privacy, blocked views and sun shadow impacts generated from the proposal.</p>	<p>The Sun/Shadow Study prepared by RAW Design Inc. dated March 14, 2023 demonstrates the proposal maintains a minimum of three hours of sun coverage on adjacent private amenity areas as set out in the City’s Sun Shadow Guidelines. In addition, the proposal allows for a minimum of 50% sun coverage at all times of day on public open spaces, public sidewalks and common outdoor amenity areas.</p> <p>Transitional features, a continuous row of deciduous trees, and a 1.8 metre privacy fence along the western property boundary are proposed to screen and mitigate the perceived impacts of the proposed building height. A 45 degree angular plane (i.e. transitional feature) is a best practice urban design tool used to mitigate building height and massing impacts associated with higher density built forms that abut low-rise residential areas.</p>

Comment Received	Staff Response
<p>Concerns with loss of privacy, blocked views and sun shadow impacts generated from the proposal (continued)</p>	<p>The Concept Plan, as submitted, proposes to encroach into the 45 degree angular plane for portions of the 13 storey building. In response, staff have recommended zone modifications to enhance the built form by incorporating progressive building stepbacks and a 45 degree angular plane measured from 11 metres in height at the westerly lot line. This transition in building height will mitigate any privacy and overlook impacts on the abutting single detached dwellings fronting onto Ipswich Place to the west.</p>

COPY OF PUBLIC COMMENTS RECEIVED

From: [REDACTED]
To: [Bello, Aminu](#)
Subject: File ZAC-23-040, 851 Lawrence Road, Hamilton - Concerns and Comments
Date: Friday, September 1, 2023 9:46:58 AM

Hi Aminu,

I am a newcomer to the beautiful Rosedale area, as my wife and I bought our 1st home approximately two and a half years ago on Ipswich Place right off of Lawrence road. The specific address is [REDACTED]. We've loved the area and have zero complaints, however, we are very alarmed by the recent development plans to have a new apartment built in our backyard on 851 Lawrence Road.

I have several concerns about this plan based on what I have experienced and seen in the area.

1) Privacy:

- I purchased this home approximately 2 years ago with a tree that hides my yard from the existing apartment buildings today. This new 13 storey development will give a direct bird's eye view into my backyard, my rear upstairs window, and my rear downstairs and kitchen windows. I will lose all of the privacy I have in the back of my house, whether inside or outside.

2) View and Sunlight:

- We currently receive direct sunlight from the morning until the late evening which shines directly on my back garden where I grow tomatoes, zucchini, peppers, green onion among other plants. A building of 13 stories will definitely block the sunlight from my property and my garden.

3) Traffic:

- King Street currently can get backed up during the hours of 4pm till 7pm from regular commuter traffic getting home from work, and Saturdays can be worse with just general traffic. Cochrane also gets an overflow of traffic in a tight stretch with lots of pedestrians and foot traffic. Lawrence road can also become busy at these same times. Looking at traffic data on Google Maps today, I can see that at those busy hours commute time out of the area doubles from normal. If we add another 272 residents, traffic is going to become a major issue and slowdown for all these affected roads making getting out of the neighbourhood not double, but triple the time it takes now (Which could potentially go from 5 minutes with no traffic, to 15min on heavy traffic days). I cannot see King Street, Cochrane, and Lawrence rd having to deal with even more traffic.

I believe the impact on privacy, sunlight/view, and traffic will all have dramatic negative effects on the neighbourhood and value of my home as well as all homeowners on Ipswich and surrounding areas. Rosedale area has always been a low density residential community, and adding more high density apartment buildings is out of character for the area, and is going to overburden the local infrastructure, as well as traffic. Myself and all the neighbours on our street strongly oppose the plans to build this building. We did not buy this property 2 years ago for it to become a busy place with no privacy.

Best regards,

From: [REDACTED]
To: [Bello, Aminu](#)
Subject: Zoning change on 851 Lawrence Rd
Date: Sunday, September 3, 2023 9:56:13 AM

I am very concerned about this proposal for the area.

We already have new buildings going up on Lawrence and Rosedale which will have a big impact to us all here in regards to people and traffic

This new building would be very large and I think quite an eye sore.
People here keep their properties tidy and we have had quite a few young families move into the area in the last few years.

I have been here over 5 Yrs and have seen a big difference in traffic- especially when there are issues on the Highways.

This proposal may look great on paper - but how does it impact us actually living here???
It's a residential area.
If I wanted to live amongst big buildings , would've moved downtown.

Yes I get that you need homes for people , but do they need to be packed like sardines in an already well populated area?

Low rise Condos or Town homes would be a better option for the spot I'd think.

I also think that since the plan to do this was just put on a paper - much like a flyer- not many people know about this in the area.
I believe a letter would've been more appropriate for such a large scale project..

Sincerely,

[REDACTED]

Sent from my iPhone

Subject: Concerns Regarding Proposed Development in Our Neighborhood

Dear Councillor Hwang,

I hope this email finds you well. I am writing to express concerns shared by many residents in our beloved Bartonville and Rosedale neighborhoods regarding a proposed development that could potentially impact our community's character and quality of life.

Our neighborhood has always been cherished for its unique charm, and many of us, including my family, have chosen to make it our home due to its quiet character and community-focused appeal. However, we have recently learned about plans to construct a new apartment building at 851 Lawrence Road, which is generating significant apprehension among the residents.

While we understand the need for housing in our city and have compassion for addressing this important issue, it's important to note that this proposed development is not geared toward addressing housing affordability or assisting those in need. Rather, it is designed as a for-profit housing project, which is also concerning for our larger Hamilton community.

The main concerns we have regarding this development are as follows:

Privacy:

Our neighborhood offers a sense of privacy that has been cherished by residents for years. The proposed 13-story development could significantly compromise this privacy by providing direct views into the backyards and windows of adjacent homes. This potential loss of privacy is a matter of concern for all of us who value our personal space. The development would also reduce the already limited green space in this area.

View and Sunlight:

Many of us enjoy the benefits of natural sunlight throughout the day, whether it's for our gardens, outdoor spaces, or simply to brighten our homes. The new building's height could cast shadows over neighboring properties, potentially affecting the sunlight we currently enjoy.

Traffic:

Traffic congestion during peak hours is an existing challenge in our area, particularly along King Street, Cochrane, and Lawrence Road. Adding a new residential development with 272 residents could further strain our already congested roads, leading to longer commute times and increased traffic-related issues. Cochrane and Lawrence Road are 2-lane roads (1 lane each way) which would have a hard time accommodating the additional traffic.

Looking at traffic data on Google Maps today, I can see that at peak commute times, the traffic time doubles from normal. And, this is not even considering the proposed New Horizon Development, which plans to build 1,341 units at 1842 King St. E. **That's 1613 units total (at least 1613 people, presuming they're all single occupants, but could be double that).**

We believe that these concerns are shared by numerous residents in our neighborhood. We collectively value the unique character and tranquility of our community. The introduction of additional high-density apartment buildings threatens to disrupt this harmonious balance and overburden our local infrastructure. We simply do not have the infrastructure to accommodate that many additional people.

We kindly request your support in addressing these concerns and advocating for the preservation of our neighborhood's cherished character. We believe that any development should be in harmony with the existing neighborhood and should not compromise the quality of life we all enjoy.

Thank you for your attention to this matter, and we eagerly await your response. As our elected Ward Councillor, we trust that you will represent our collective interests in maintaining the appeal and character of our beloved neighborhood.

Sincerely,

[Redacted Signature]