

Summary of Public Comments Received

Comment Received	Staff Response
Concerns regarding a decrease in property value.	Staff are not aware of any empirical evidence to suggest property values will decrease.
Concerns regarding shadowing.	The proposal complies with the policies of the Urban Hamilton Official Plan regarding built form and scale and is adequately setback from the existing neighbouring single detached dwelling units. The proposed setbacks coupled with the height along the eastern property line will not create shadowing concerns.
Concern regarding light pollution.	Through a future Site Plan Control application, the proponents will be required to submit a lighting plan that will ensure there is no spill over to neighbouring properties.
Concerns regarding a loss of privacy.	The proposal complies with the policies of the Urban Hamilton Official Plan regarding built form and scale and is adequately setback from the existing and proposed neighbouring single detached dwelling units. Through a future Site Plan Control application, requests for columnar trees and landscaping will be requested to mitigate these concerns.
Concern regarding wildlife.	The proposal is not home to any known significant wildlife habitat. Construction on the site, in particular site grading and preparation is planned to occur outside of the nesting season to minimally impact migratory birds.
Concern regarding increased background noise with HVAC unit systems and coolers.	The predicted noise levels will be evaluated through the Site Plan control application. The applicant in response has noted that HVAC units are being avoided and rather ERV units which manage ventilation will be used and contained within attic space.

Comment Received	Staff Response
Concern regarding construction such as flooding and mud.	The applicant will be preparing a construction management plan which will plan for soils management and erosion control. Through the Site Plan Control application, a grading plan and stormwater management plan will be required as part of the approvals process.
The development will create spill over parking in the area.	Parking is proposed at 0.84 parking spaces per dwelling unit. In support of the reduced parking rate, the applicants provided a parking study as part of the Transportation Impact Study, prepared by IBI Group, dated December 23, 2022. The parking study reviewed municipal standards and conducted a parking survey of the existing multiple dwellings to better understand demand. The maximum parking demand at the existing site equated to 0.81 spaces per dwelling unit unoccupied during peak periods of utilization. Providing parking rates in accordance with the Glanbrook Zoning By-law No. 464 standard rate would result in an oversupply of parking. With regards to the amendment for the accessible parking, the applicant is proposing parking that is aligned with Zoning By-law No. 05-200 which is the most current standard in compliance with AODA requirements.

Morton, Devon

From: [REDACTED]
Sent: Wednesday, February 1, 2023 12:37 PM
To: Toman, Charlie; Morton, Devon
Cc: Tadeson, Mark
Subject: ZAC-23-022 Zoning Bylaw Amendment Disagreement.

Hi Devon,

I received the notice of complete application for ZAC-23-022 zoning application for 2800 Library lane and 2641 Regional Road 56. I am opposed to the plan of erecting a 3 story high seniors rental apartment build. I live at [REDACTED] [REDACTED] which my property backs onto the above property considered for rezoning. My reasons for opposing this project are as follows.

- **Property value:** Currently my property backs onto a peaceful field that is abundant with wildlife and wonderful views of the sunset and after this project is complete it will back onto a 3 story brick wall that will cast large shadows into my backyard which is currently sunny at the peak time in the day when myself and family and neighbours would like to enjoy the sun. Some neighbours have pools and this will ruin their experience and investment due to the shadows that will be cast into our yards. This in turn will detract from the value of my house of which I purchased at a premium price to have the views during the day and the starry skies at night. Which brings me to the next point.
- **Light pollution:** A building of that magnitude requires having sufficient lighting for safety reasons and to meet building code requirements. The outdoor lighting to mark entrances, illuminate parking areas and walkways and not to mention the light coming from windows in the building at night will cause a severe disturbance to myself, my family and my neighbours. Currently we have the proper amount of darkness at night and with this project it will be like having a spotlight shining into our windows 3 stories high and will disturb our rest.
- **Privacy:** Our privacy will be affected greatly as we will have 2 full storeys of building above the fence line staring into our backyard at all times of the day by people who are in their dwelling for most of the day and have nothing to do but stare out of the window. This will affect the enjoyment of our backyard.
- **Wildlife:** There is an abundance of wildlife on the property considered for rezoning. Hundreds of birds of all varying kinds (which lay their eggs there) and rabbits. We enjoy watching the wildlife and having the birds and animals visit our yard. This project would eradicate the wildlife, possibly scattering or destroying it.
- **Increased background noise:** The installation of a building of that magnitude would require large HVAC systems, coolers, generators for backup power and not to mention vehicle noise coming from the yard which would be a disturbance to the quiet neighbourhood we currently enjoy.
- **Inconvenience/ disturbance of construction:** My property and neighbours properties are graded lower than the property that is being rezoned. We have concerns about flooding and mud flowing into our backyards during the construction process. The houses on our street that back onto the Freshco plaza had the same issue when that plaza was constructed and their backyards were ruined. Who will be paying for damages when my and my neighbours yards will be filled with water and mud and not to mention a large amount of dust in dry conditions as the excavation and leveling of the property begins?

Please notify me when the public meeting is and also the decision that is made on the rezoning.

Questions:

1. Why does this building have to be 3 storeys tall? Can it not be a 1 level or maximum 2 level building?

2. When the value of my property decreases as a result of this monstrosity being built will the city of hamilton reduce my property taxes to suit the new value? and to compensate for the hardship and nuisances that myself and my family will have to put up with?
3. Who will be compensating me in the event that flooding or mud pours into my backyard as a result of construction works?
4. If the property has to be developed can it be residential housing instead of a retirement home? it would be less invasive.
5. Can this project be built in a more suitable part of town?

Please remove my personal information when posting these comments on the website.

Thank you and have a good day,



Morton, Devon

From: [REDACTED]
Sent: Saturday, February 11, 2023 11:23 AM
To: Morton, Devon
Cc: Tadeson, Mark
Subject: Change of zoning and plans for Glanbrook non profit housing

Hi Devon. Firstly, I'd like to request my personal information not be posted with the publications regarding this project. I am a homeowner [REDACTED] whose property will be negatively affected by this construction as the plan shows now. It is my understanding that the placement of the new buildings as shown and as inadequately "studied" will have our backyards in summer under shade by evening time. I work very hard all day to then come home in my summer time to have a blocked and shaded yard for my evenings would be very upsetting. I thought this was discussed at the first and only meeting so far that I know of.. we were told that this would be taken into account... Is there NO room for reconfiguring this layout or "flipping" so we have the parking and green space behind our homes and therefore get our evening sunshine back? And what of all those windows looking directly down into our yard? Another reason to have the buildings moved to the Hwy 56 side of the property. Property values will decrease for us now and we paid a premium for "no one behind us" at the time... swindled on that front too I suppose. What about the red wing blackbird habitat in the reeds? Hundreds of these birds nest and sleep behind us at night. How will traffic for all these new people be mitigated? When is the next meeting for the public going to be? I fear

This will all get pushed through and make for an very unhappy neighborhood. I'm Very unhappy with how it's been set up so far. I look forward to your response.

[REDACTED]

Sent from my iPhone

Morton, Devon

From: [REDACTED]
Sent: Tuesday, February 14, 2023 10:06 PM
To: Morton, Devon
Subject: Re: Zoning By-Law Amendment Application ZAC-23-002

In addition please do not make our personnel information part of public record.

Regards

[REDACTED]

On Tuesday, February 14, 2023 at 09:56:00 p.m. EST, [REDACTED] wrote:

Mr. Morton;

We are residents of Binbrook living at [REDACTED]. We are writing to strongly object to the application ZAC-23-002 put forward to the City of Hamilton for the rezoning of the properties identified by the City in the letter dated January 27, 2023. As a note we did not receive any notification addressed to us from the City. Thankfully our neighbors informed us and gave us a copy of your letter. Specifically we object to the proposed rezoning of Restricted Agricultural "A2" Zone to Residential Multiple "RM4-XXX" Zone. Your letter details the zoning change is required for the proposed construction of a 3-storey building immediately adjacent to our property. Restricted Agricultural "A2" zoning does not permit multi story residential development. The list of objections we have are long and diverse but we will summarize the main ones below.

First and foremost the Intrinsic damage to our property value from the proposed rezoning is our greatest concern. We specifically purchased our home at this lot location with a significant premium and the knowledge that we would live with our property adjoined to a restricted agriculturally zoned property. The premium paid and the intrinsic value of this zoning was a key factor in our purchase decision 16 years ago. To have that potentially taken away by a proposed zoning change is completely unacceptable, unfair, and punitive to us and our family. In addition to the pure financial impact to our property value, we will lose all the enjoyment of our property outdoor space, which will be equally damaging to us. The shading of our property and intrusion of privacy into our yard will be untenable. We purchased the house and immediately installed an in-ground pool and associated finishes (Gardens, Concrete patios, sheds, Gazebo's sitting space) at significant cost to enjoy the outdoor space with our family and friends. This pool installation was done by design with a continuous Southwest exposure to the sun mid morning through the evening. This will all be taken away with any proposed development of this nature shading us all afternoon.

Further, we have already experienced significant damage to our yard with the Fresh-co Plaza development. Vermin pests, and other animals, are persistent at the trash collection located at the southeast corner of the parking lot. The animals migrate to our backyard. This area is rarely maintained in good order by the plaza tenants. To have a second repository so close to the first, and proposed to be immediately behind our lot, will no doubt amplify the already persistent issue of waste mismanagement in addition to heavy truck traffic and noise. The additional light pollution any proposed development will have on our outdoor space and the rear of our home will be amplified again - the fresh-co plaza is already disrupting further artificial light would be purely disruptive to sleeping at night. During the construction of the adjacent plaza, through inadequate construction methods and planning, our yard was wrecked by the site development activity. Temporary drainage was not controlled which result in overland flow and flooding to several backyards with mud and construction debris during a rain event. This caused thousands of dollars of damage which was virtually unrecoverable from the site service contractor. We just installed new liners and pool equipment again this summer after 15 years and are not willing to endure 2 years of construction activity that will result in the same damage again, given the site grading and drainage. Post construction it would be incredibly difficult to convince me that this proposed development would not ruin the natural detention of rain water from the existing field. This will result in significantly larger volumes of water flowing overland causing almost certain continuous saturation in the rear of our lots from simple routine rain events. Some firm would have to develop some rigorous grading and drainage modeling to convince me otherwise.

It is unconscionable to us as to why the proposed structure, over 30 ft tall, will be located nearly 10 feet from the existing property lines of us and our neighbors. Would it not make equitable sense in the event the zoning change receives the

light of day that a development would be lower in height and located in the middle of the existing plot instead of on the eastern limit where there is no buffer to adjacent properties. 78 parking spots - 105 units and no accessibility to public transportation in Binbrook dictates that you are adding in the order of 100-200 cars on any given Sunday visitation as a result of this proposed development. Where is the overflow going to park? This will be in a congested area with no traffic control for pedestrians or cars on Highway 56. This is most definitely putting the cart before the horse - improve the access to public transit in Binbrook and have a traffic plan before proposing a multi story - multi unit development that adds this number of vehicles. All of this is presented without consideration for the disruption to the natural habitat and nesting that occurs in the low lying bull rush area to the south of us. Several bird species use this space as observed throughout the warmer months and all that would be lost.

In summary we oppose the proposed zoning change and are willing to take all necessary actions available to us to prevent the acceptance of the zoning by-law amendment application to the City.

Please advise of the meeting time and location for us to attend. Since we are not receiving written communications in the mail form from the City. Can you ensure we are on any mailing list both electronically and by physical mail. Please acknowledge receipt of this email for the purpose of preserving our rights to appeal a zoning decision, if any, made on this application to the City.

Regards;

A black rectangular redaction box covering the signature of the sender.

Morton, Devon

From: [REDACTED]
Sent: Wednesday, February 15, 2023 10:39 AM
To: Morton, Devon; Toman, Charlie; Tadeson, Mark
Subject: Application File No. ZAC-023-022

With regards to this letter, we do not want our personal information shared on the City of Hamilton Website.

We are writing to express our concerns with the Application File No. ZAC-023-022 for Zoning By-law Amendment by the Township of Glanbrook Non - Profit Housing Corporation and the City of Hamilton for Lands Located at 2800 Library Lane in Binbrook, ON

Our land Zoning behind our home at [REDACTED] that we purchases in June of 2007 is Zoned Restricted Agricultural, and was also a factor in our decision to purchase our property. We paid a lot premium of \$10,000 to be backing onto this area and have the extra space to put a pool, as did the rest of the lots on Tanglewood backing onto this property. Changing the zoning is going to result in property value loss! There is value in looking onto a field with thousands of birds that fly into this area. And the privacy of not having any windows facing into your property, viewing you in your home, or enjoying your pool and back yard space.

Other factors to consider with the development plans are:

Noise pollution from roof top HVAC systems, Garbage trucks, vehicles and people.
Light pollution from lighting for the area and parking lot.
Dirt and dust from construction coming over the fence and into our yard and pools.
Where is the water drainage from the underground spring in the Marsh area going to go?
Will the grading be higher than our current lots? How will the drainage and run off be managed?
Will there be a higher 8' fence be provided for privacy and security?
Will there be a traffic study done for the corner of Library Lane and Hwy 56 and will there be a traffic light installed there?
And would a traffic light impact the fire department access across the road?
Will the Garbage containment building be a closed unit to keep rats away?
Will public transit be provided for the residents of the building? and how much will our taxes increase as a result of this?
The 78 parking spaces for 105 apartments and staff and visitors does not add up. This will result in using other lots to park in, and there will be a lack of spaces at surrounding businesses.

Can we not find a better solution for this plot of land? Considering it is in the Green Belt and Community. Maybe a community garden with greenhouses and park area? It would keep our town more beautiful and a desired area to live in.

We would like to be notified of any future meetings regarding this matter.

Sincerely,

[REDACTED]

Morton, Devon

From: [REDACTED]
Sent: Sunday, February 26, 2023 2:13 PM
To: Morton, Devon
Subject: Re: Zoning By-law Amendment Application at 2800 Library Lane and Portion of lands located at 2641 Regional Road

This is in regards to Application ZAC-23-002

On Sunday, February 26, 2023 at 12:09:35 p.m. EST, [REDACTED] wrote:

Hello Devon

I would like to voice my concerns about the zoning by-law amendment application at 2800 Library Lane and portion of lands located at 2641 Regional Road 56. As a resident at [REDACTED], I had bought with the understanding that the land behind me was zoned agricultural. It is unfair that now it is being changed and taking away privacy from my property, particularly with roof-top terraces where people can stare down into our backyards and into our homes. Is there a way to eliminate this roof-top terrace? Also, three stories will deeply shade my backyard and not provide light for the gardens that I take great pride in. Finally, it is a natural sanctuary for many animals and particularly birds...it will be a shame to lose this greenspace for nature. Please take these concerns seriously as if this was happening in your own backyard.

Thanks you for your time and consideration

[REDACTED]