

Summary of Public Comments Received

Comment Received	Staff Response
<p>Concerns that the proposal is not in keeping with the existing neighbourhood and is not consistent with the surrounding environment.</p>	<p>Staff reviewed the proposal for compatibility, which is defined in the Urban Hamilton Official Plan as land uses and building forms that are mutually tolerant and capable of existing together in harmony within an area. ‘Compatibility’ or ‘compatible’ should not be narrowly interpreted to mean “the same as” or even as “being similar to”.</p> <p>At the time the appeal to the Ontario Land Tribunal had been filed, staff were not satisfied that the proposal is compatible with the surrounding neighbourhood in terms of transition, shadow impact, massing and scale.</p>
<p>Concerns with the eight storey building adjacent to the elementary school (specifically safety, overlook, shadowing, traffic conflict with school drop off).</p>	<p>At the time the appeal to the Ontario Land Tribunal had been filed, staff were not satisfied that the shadow impact and transition from the elementary school to the north had been addressed. Should the applications be approved a construction management plan will be required as a part of the Site Plan Control process to address appropriate traffic and construction safety measures that will mitigate construction conflicts with the existing neighbourhood and vehicle and pedestrian traffic.</p>
<p>Concerns that the eight storey building is in the middle of the neighbourhood and not on the periphery.</p>	<p>The lands are located centrally within the Albion neighbourhood. Medium Density Residential Policy E.3.5.1 permits multiple dwelling forms within the interior of neighbourhoods fronting on collector roads. Paramount Drive is a collector road.</p>
<p>Concerns that there was not enough parking for the number of units being provided.</p>	<p>The Traffic Impact Study, prepared by Paradigm Transportation Solutions Limited and dated September 2023, included a parking analysis. Staff are satisfied that this has addressed the reduction of required parking spaces under the City of Stoney Creek Zoning By-Law No. 3692-92. At the time of preparing this report the proposed rate is 1.37 spaces per unit (415 spaces total). The first submission proposed 1.23 spaces per unit (369 parking spaces for 299 residential units).</p>

Comment Received	Staff Response
<p>Concerns that the development would negatively impact traffic flow in the surrounding area.</p>	<p>Traffic is expected to increase by approximately 129 new AM peak hour and 144 new PM peak hour trips.</p> <p>The Traffic Impact Study, prepared by Paradigm Transportation Solutions Limited and dated September 2023, indicates movements within the area are forecast to operate with acceptable levels of service within capacity, with the exception of the intersection of Mud Street and Paramount Drive. Staff note that the operational deficiency here will be primarily due to future background traffic and not from anticipated traffic from this development.</p>
<p>Concerns with the notification procedures and distances.</p>	<p>In accordance with the <i>Planning Act</i> and the Council Approved Public Participation Policy, notice is sent within a 120 m radius of the site and a Public Notice Sign is posted on the property notifying that a complete application has been received. In addition, the applicants hosted an open house meeting in February 2023 with a notice distance of 120 metres from the subject lands. A second open house in June 2023 was also hosted with a notification to residents within 200 metres of the subject lands.</p>
<p>Concerns with the water and sewer systems being able to handle the additional units and that the neighbourhood was not designed for such density.</p>	<p>The maximum day domestic water usage for the development, based on the population-based approach, has been calculated as 4.6 L/s. These calculations are acceptable. However, the proposed development is anticipated to lead to the downstream municipal sanitary sewers surpassing their designated capacity, with certain segments reaching as high as 92% full. Consequently, future intensification within this drainage area will be constrained. The applicant has not demonstrated that adequate infrastructure is available to service the subject lands.</p>
<p>Concerns that there will be blasting which could cause damage to nearby homes.</p>	<p>A geotechnical study in support of the applications submitted indicates that the site can handle excavation and provided recommendations for foundation considerations.</p>

Comment Received	Staff Response
Concerns with noise, dust, dirt and other pollution created during extensive construction of the project.	A construction management plan will ensure that the proponents have coordinated regular cleaning of debris and mitigation measures for dust/dirt or noise nuisance.
Concerns with safety for pedestrians and cyclists due to increased vehicular traffic.	Transportation Planning staff have noted that through the Site Plan Control process the relocation of the centre median island, introduction of left turn lanes, and installation of protected bike lanes would be required should the applications be approved.
Concerns with the student capacities at both Billy Green Public Elementary School and St. Paul Catholic Elementary School and that the development would place strain on school resources.	Staff have not received concerns from either the Hamilton Wentworth District School Board or the Hamilton-Wentworth Catholic District School Board regarding student capacity.
Questioning the need for the density given the 2,200 hectare expansion to the urban boundary.	Council’s preferred vision is a No Urban Boundary Expansion Growth scenario. Bill 150, the <i>Planning Statute Law Amendment Act, 2023</i> , received royal assent on December 6 th , 2023, which reverses the urban boundary expansion previously approved by the Province. The intensification target within the urban built boundary under a No Urban Boundary Expansion Scenario is 80%.
Many commenters requested copies of all submitted studies and reports.	To date, both submission materials have been provided online for members of the public to access.
Concerns regarding the building setting precedent in the area for further mid to high rise buildings.	Staff note that each application is based on its own merits and future applications in the area would be evaluated on their own merit.
Concern regarding power distribution and power disruption.	The applications were circulated to Alectra for review. No comments or objections were received from the utility provider.
Concerns that the development will not be visually appealing.	Through the Site Plan Control process there will be opportunity for Urban Design staff to recommend measures for visual cohesiveness.

Comment Received	Staff Response
Concerns that development will increase air pollution.	The Urban Hamilton Official Plan requires development to incorporate sustainable building and design principles including but not limited to the use of locally sourced and/or recycled materials, water conservation, energy efficiency techniques, and low impact development approaches. Staff are not yet satisfied that this has been addressed.
Concern regarding snow removal.	Through the Site Plan Control process areas for snow removal will be required to be identified and private snow removal will be the responsibility of the landowner.
Concerns directed towards the owner regarding greed and profit.	Noted.
A comment received supporting the development.	Noted.
A comment was received indicating no major concerns.	Noted.
A concern regarding sign pollution and that there is already too much signage.	Any regulatory traffic signage along Paramount Drive for pedestrian, vehicular and cycling safety would be subject to traffic sign standards of the Province and the City, and business and other identification signage is regulated by the City’s Sign By-law.
Concerns regarding the proposal’s impact that it may have on the nearby sensitive natural areas such as Felkers Falls and the Niagara Escarpment.	As part of the circulation process the application was circulated to both the Niagara Escarpment Commission and Hamilton Conservation Authority. Both agencies advised that the subjects lands are located outside of their respective jurisdictions.
Concern regarding debris falling into school yard.	A construction management plan will be required as a part of the Site Plan Control process to address appropriate construction safety measures and mitigate construction conflicts with the existing neighbourhood.
Concerns that the revised plan did not address comments from the first open house meeting.	Noted.

Comment Received	Staff Response
Concerns regarding expectation of the area, there were a few comments indicating that the expectation was that the site would be developed for townhouses.	Staff note that the Official Plans and Secondary Plans provide the long term vision to members of the public. However, there is nothing to prevent individuals from applying to change these documents.
Concerns regarding a decrease in property value.	Staff are not aware of any empirical evidence to suggest property values will decrease.
Concerns regarding an increase in crime rates where apartments are located (i.e., home invasions, vehicle break-ins, and store robberies).	Staff are not aware of any empirical to support this. Through the Site Plan Control process, the use of Crime Prevention through Environmental Design (CPTED) would be encouraged.
Comments received to reduce the height of the apartment building.	Staff are not yet satisfied that the proposed building height for the multiple dwelling coupled with the decreases in the side yard, front yard and rear yard setbacks, and decreased landscaped area, among other requested modifications for the entire proposal, will not result in an overdevelopment of the site.

Morton, Devon

From: [REDACTED]
Sent: Monday, January 2, 2023 4:40 PM
To: Morton, Devon
Cc: Clark, Brad
Subject: 1065 Paramount Drive

Mr. Morton,

Today, January 2, 2023, I received notice from the city for the proposed by-law amendment to allow for an 8 story apartment building in my residential neighbourhood. The proposed building would be at 1065 Paramount Drive in Ward 9. To say I oppose this amendment and apartment building would be an understatement.

A towering 8 story building would dominate the skyline of our small community. It is not in the character of the neighbourhood and its position between two elementary schools and green space is unacceptable. This neighbourhood has been here since the 1980's and we do not need that much more traffic and housing in the area. This neighbourhood enjoys the peace and quiet and an 8 storey building will take away from that.

There is a reason people choose to buy homes in this area. One big reason is to not be near apartment buildings and the nonsense that comes with them.

I can assure you I have spoken to many of the tax-paying homeowners in the neighbourhood and no one is pleased. We get the short end of the stick a lot in Stoney Creek, and this is just ridiculous. If apartments need to be built, that's what downtown is for.

Brad, I have CC'd on this email. You can obviously tell I'm upset. You know the area. This is not okay. I expect you to put up one hell of a fight for our community as you have in the past. I know I will be doing everything I can to stop this.

If I could please be provided with a copy of the staff report prior to the public meeting that is to be held. And I would hope I receive notice of when Council will vote on this as I wish to be there and see where the votes land and why.

[REDACTED]

Morton, Devon

From: [REDACTED]
Sent: Tuesday, January 3, 2023 12:01 PM
To: Morton, Devon
Subject: rezoning of 1065 Paramount Dr.

It goes without saying that the long time residents of the area being affected by the possibility of this rezoning are a little concerned.

Please answer a few questions so that we can be dealing with facts of the proposed rezoning.

- >Are the town houses freehold or condos?
- >Is the eight storey building rental or condo? How many units will it contain?
- >how many actual stacked townhouses are there?
- >how many multiple residence are there in each stacked house ?
- >will each residence have their own parking space?
- >what is the estimated population of this development?
- >what is the total square footage of said property
- >is the infrastructure in place for this development or will construction need to take place to accommodate this "high density Residential" development.

I know a meeting is to be announced but I have found being armed with facts allows the meeting to be productive.

I would appreciate a reply

[REDACTED]

Sent from [Mail](#) for Windows

Morton, Devon

From: [REDACTED]
Sent: Monday, January 9, 2023 4:12 PM
To: Morton, Devon
Subject: RE: rezoning of 1065 Paramount Dr.
Attachments: image001.png

Thank you for your reply. My questions were understood and answered as best you could with the information at hand. We as a community are very concerned with the possibility that this high density concept plan is accepted by the city of Hamilton.

The major points of concern are as follows:

- An 8 story building adjacent to a elementary school.
- Parking – while the Canadian average is 1.5 cars per family , it is 1.7 for a family of 3. Based on these averages the total parking is roughly 200 spaces short using 1.7 and and 157 spaces short using 1.5 and this is not taking into consideration for visitor parking.

Where are the 200 plus cars going to park with congestion already being a problem.

- With the only entrance and exit being on Paramount drive the flow of traffic will be horrendous.
 - Underground parking also comes with its own safety issues.
 - This rezoning effects the entire community adjacent to this proposed development and yet not all were notified. A group of concerned residents are taking it upon themselves to notify as many as we can.
- Hoping that our voices are heard

[REDACTED]

Sent from [Mail](#) for Windows

From: [Morton, Devon](#)
Sent: January 9, 2023 2:35 PM
[REDACTED]
Subject: RE: rezoning of 1065 Paramount Dr.

Hi [REDACTED]

Please see below for my **bolded** responses (I hope I've understood your questions).

I note the numbers quoted below may be refined as we proceed through the development process.

I have also included a .pdf of the concept plan for your convenience.

If you need anything further, please let me know.

Thank you,

Devon M. Morton, MCIP, RPP (he/him/his)
Planner II (Rural Team)
Development Planning

Planning & Economic Development Department
City of Hamilton, 71 Main St. W, 5th floor, L8P 4Y5
Ph: (905) 546-2424 ext. 1384
Email: Devon.Morton@hamilton.ca



[Redacted]

Sent: Tuesday, January 3, 2023 12:01 PM
To: Morton, Devon <Devon.Morton@hamilton.ca>
Subject: rezoning of 1065 Paramount Dr.

It goes without saying that the long time residents of the area being affected by the possibility of this rezoning are a little concerned.

Please answer a few questions so that we can be dealing with facts of the proposed rezoning.

>Are the town houses freehold or condos? **Standard condominium tenure is proposed (should be confirmed with applicant later in the process).**

>Is the eight storey building rental or condo? **Standard condominium tenure is proposed (should be confirmed with applicant later in the process).**

How many units will it contain? **197 units are proposed within the apartment building.**

>how many actual stacked townhouses are there? **11 blocks of stacked townhouses (please let me know if I've misunderstood your question).**

>how many multiple residence are there in each stacked house ? **102 units total (please let me know if I've misunderstood your question).**

>will each residence have their own parking space? **Each stacked townhouse proposes 1 space per unit, the parking ratio proposed for the apartment is 0.9 spaces per unit and 20 visitor parking spaces are proposed. In total, there are 309 parking spaces proposed (299 units).**

>what is the estimated population of this development? **To be confirmed with applicant (if possible).**

>what is the total square footage of said property **Approx. 3.99 acres.**

>is the infrastructure in place for this development or will construction need to take place to accommodate this "high density Residential" development. **To be confirmed through the circulation/commenting process (on-going) however the applicant's Planning Justification Report does not note any required upgrades to the municipal sewer system or water system.**

I know a meeting is to be announced but I have found being armed with facts allows the meeting to be productive.

I would appreciate a reply

[Redacted]

Sent from [Mail](#) for Windows

persons. This communication may contain confidential or personal information that may be subject to the provisions of the **Freedom of Information and Protection of Privacy Act** or the **Personal Health Information Protection Act**. If you have received this communication in error, please return this communication to the sender and permanently delete the original and any copy of it from your computer system. Thank you for your co-operation and assistance.

Sent from my iPhone

On Jan 6, 2023, at 4:42 PM, [REDACTED] wrote:

Councillor Clark

We were shocked to see a Public Notice on the above-noted land at the end of our street indicating an application has been made to rezone this property to High Density Residential. As a longtime resident of this area (35 years) we do not agree with rezoning this land. And in speaking with our neighbours, they are of the same mind!

This is the most absurd proposal for the use of this land, it was not zoned high density residential for a reason. The community cannot withstand the traffic of a high density residential building. Not to mention the safety issue of building an eight story building right in the middle of a residential area and within such close proximity to two Elementary schools. Literally right between them! Has anyone thought of the congestion that a high density building would bring to the area and the safety issues for the children of the aforementioned schools?

During your last campaign you supported protecting green space and conservation areas, and I hope you have the same commitment to protection of our the community. And given that you live in this community also, I would think that you would be just as upset as we are with this potential high-rise going up in the middle of our neighbourhood.

I can't imagine that a developer would make this investment without knowing beforehand that they will be awarded this rezoning request. I sure hope that this is not the case, but given the past actions of the city it's kind of hard to trust anyone anymore!

I look forward to the public meeting as I am sure there will be many questions to be answered by you and the By-Law Zoning Committee.

Sincerely,

[REDACTED]

Sent from my iPad

Morton, Devon

From: [REDACTED]
Sent: Wednesday, January 11, 2023 1:14 PM
To: Morton, Devon
Cc: Clark, Brad; KAArcher@hwdsb.on.ca; AgroL@hwdcscb.ca; Office of the Mayor
Subject: UHOPA-23-005 & ZAC-23-006 1065 Paramount Drive Stoney Creek (Ward 9)

Dear Mr. Morton

I am writing to you regarding the Notice Of Applications by Mikmada (Paramount) Inc. for an Urban Hamilton Official Plan and Zoning By-Law Amendment Application for Lands Located at 1065 Paramount Drive, Stoney Creek (Ward 9) with the following file numbers:

UHOPA-23-005
ZAC-23-006

I **STRONGLY OBJECT** to the area being developed as an apartment building and townhouses and would like to be notified of any and all decisions the City of Hamilton makes regarding both the Office Plan Amendment Application (UHOPA-23-005) and Zoning By-Law Amendment Application (ZAC-23-006).


I don't believe our community is designed to handle the addition of the high density proposed residences in such a small area. Is the water and sewer systems in the area able to handle the addition of this high density plan as the community was created over forty years ago based on single family homes. I don't believe the roads in the area would be able to handle the additional traffic these structures would bring to the area. The high density plan as it stands now does not accommodate enough parking spaces for all the additional homes that are currently proposed. I believe it will become a parking nightmare for our area. The area will become unsafe with the addition of this many dwellings. Please forward me a copy of the all the Due Diligence studies that the developer has submitted regarding waste water, sewage, air pollution, road safety etc. etc.

Will my current home be damaged during construction of these high density structures as I see there is proposed underground parking which I am sure will require blasting as the area is rock based. Who will be responsible for the damage caused to my home from this construction. This type of high density construction will take several years to complete and create noise and air pollution for some time as well as traffic issues in the area.

We have two schools that will back onto these new structures which I believe will create safety and security issues for the two school boards (catholic and public). This will be a great cause for concern for the parents, teachers and staff at the schools to maintain a safe environment for the children with the addition of so many high density structures. These two schools are already overflowing with portable structures to accommodate the current population of our community. There is also a park as well which will need additional security and patrols by our police for the added population in the area. The current quiet community will become densely populated and will no longer be a nice quiet community to raise a family. The area is already overloaded with traffic concerns at the schools during drop off and pick up times at the schools and I fear for the safety of the students, teachers and residents of the current community if a high density construction population is allowed. I believe my home value will decrease with the proposed apartment structure and townhomes.

Please send me any and all information available as this process moves forward as I **STRONGLY OBJECT** to this change in zoning proposal and would like to see the land developed as single family homes or institutional as currently zoned.

[REDACTED]


Stoney Creek Ontario

Morton, Devon

From: [REDACTED]
Sent: Thursday, January 12, 2023 11:15 AM
To: Morton, Devon
Subject: Written Comments - RE: 1065 Paramount Drive, Stoney Creek (Ward 9)

January 12, 2023

RE: Notice of Complete Applications by Mikmada (Paramount) Inc. for an Urban Hamilton Official Plan and Zoning By-Law Amendment Application for Lands Located at 1065 Paramount Drive, Stoney Creek, (Ward 9)

Files: UHOPA-23-005 & ZAC-23-006

I hereby request that the City remove my personal information from the public record.

Please notify me of the decisions of the City of Hamilton regarding both the Official Plan Amendment Application (UHOPA-23-005) and Zoning By-Law Amendment Application (ZAC-3-006)

WRITTEN COMMENTS:

[REDACTED]

I strongly object to this application for the following reasons:

1. Child Safety & Pollution

The proposal conservatively estimates that an additional 282+ vehicles will be added directly adjacent to Billy Green School, many of which will undoubtedly be attempting to leave each morning through a school zone during child drop-off. These vehicles will be exiting directly through the walking and driving path of students and parents attempting to enter the school zone. This creates an unreasonable safety hazard – particularly as this school is K-8, many of the children require a greater abundance of caution to keep them safe. Furthermore, as the infrastructure is not designed to handle such an influx of vehicles attempting to exit the community, this will undoubtedly lead to gridlock at most of the intersections on Paramount Drive, with many idling cars creating an increase of air pollution in general. Most especially though, this air pollution will follow the prevailing winds that blow directly toward the school, leading to further health concerns. Lastly, there will be excessive noise, dust, dirt, and other pollution created during the extensive construction of this project that will also blow directly at the school, most significantly at the outdoor Kindergarten areas. This, coupled with the building of an 8-storey building directly beside the school (and again, the Kindergarteners in particular) also poses excessive safety hazards for the health and well-being of the children.

2. Infrastructure

This community was never designed to accommodate such an aggressively dense residential project. As stated previously, this will likely create gridlock and air pollution each day during rush hour, as well as increased safety hazards for pedestrians and cyclists. Should the proposal's estimate for necessary parking spaces be inadequate (as seems probable given the current plan only accommodates less than 1 vehicle per dwelling), this may lead to excessive use of nearby street parking. On my street alone, Canfield Court, the By-Law has just been changed to disallow daytime street parking due to safety concerns of nearby St. Paul school. If we are already concerned about safety due to excessive street parking, what will this proposal create? This will also put extensive wear and tear on Paramount Drive itself and tax the water and utility systems in place, possibly leading to water and

sewer problems for the community as a whole. Lastly, neither Billy Green Public or St. Paul Catholic schools are designed to handle a massive influx of new students. This will put excessive strain on the school's infrastructure, teaching staff, and community, which in general would lead to poorer quality of life and education for students. Should it be decided that the school cannot in any reasonable way be updated to handle hundreds of new students (as is likely the case) this will lead to further student disruption as the schools will need a simultaneous overhaul of existing structures. Considering this comes on the heels of the single most difficult and disruptive period of these children's lives, there is a solid case to be made that the mental health and wellbeing of students will be greatly impacted by this proposal.


3. Existing Community

There is very legitimate concern that such an unprecedented high-density development (particularly the 8-storey apartment complex) will devalue the homes in the area. As many of the homeowners in the area are seniors or approaching retirement age, this would impact the significant investment and nest egg these citizens made and threaten the potential loss of hundreds of thousands of dollars from the market worth of these homes. This could be further impacted by potential structural damage should the developer have to blast in order to put in the proposed underground parking lot, or the danger this poses to disrupting the water and sewer systems as mentioned previously. Again, it must be stressed that such a development is unprecedented and out-of-line with the surrounding community – the highest nearby building being only 3 stories. More than double that height will create an unavoidable eyesore for homeowners (again, impacting the value of their properties), and potentially further impacting quality of life at Billy Green School by casting a very large shadow over the grounds for much of the year.

This is to say nothing of the fact that approximately 80,000 new homes are already slated for development (and currently underway) in Elfrida, which is in addition to the very large new developments adjacent the Eramosa Karst and along Rymal Road. This area is already seeing incredible increases in population and density, traffic, infrastructure burden, education institution requirements, pollution, noise, etc. How much more do you honestly believe this area can handle?

4. Due Diligence

To that end, please forward all of the Due Diligence studies that the developer has submitted, including but not limited to Environmental Studies (Waste Water, Sewage, Air pollution, etc), Urban planning studies and all other studies submitted for this high-density residential 1 proposal.

Thank you,


January 11, 2023

Re: Notice of Complete Applications by Mikmada (Paramount) Inc. for an Urban Hamilton Official Plan and Zoning By-Law Amendment Application for Lands Located at 1065 Paramount Drive, Stoney Creek, (Ward 9)

Files: UHOPA-23-005 & ZAC-23-006

I hereby request that the City remove my personal information from the public record.

Please notify me of the decisions of the City of Hamilton regarding both the Official Plan Amendment Application (UHOPA-23-005) and Zoning By-Law Amendment Application (ZAC-23-006)

I strongly object to this application for the following reasons:

- **Child Safety & Crime**

An 8 Storey apartment building along with high-density townhomes adjacent to two elementary school playgrounds is unacceptable. Having 299 strangers watching their children every day is cause for concern for parents, teachers & staff. The increased amount of traffic also poses safety risks for the elementary school children, as the traffic in front of both Billy Green and St. Paul school is already more than the streets can handle. Putting so many people in such a small area right next to elementary schools will more than likely attract more criminal activity than a less populated area would.

- **Infrastructure**

- This community is not designed or set up to handle another 299 residences in such a small area. Where will all these children go to school? Both schools already have portables.
- Can our water and sewer system handle 299 new residences in this area? Highly unlikely as this community was not built for so many more houses 40+ years ago when it was laid out.
- The massive increase in traffic will create unsafe road conditions and increase the air pollution
- The plan allows for 309 parking spaces for 299 residences which seems grossly under what is needed. If any of the residences have more than one car per household where will the extra vehicles park? Where will visitors park?

- **Existing Community**

Will such a high-density development devalue all of the homes in the area?
What about structural damage done to surrounding homes should the developer have to blast in order for it to put in their proposed underground parking lot beneath the 8 Storey apartment?
What about the years of constant daily construction, noise and other pollution forced upon an existing community when there is no need for such a high-density development.

The urban boundary has already been expanded by 2200 hectares, therefore there is absolutely no need or reason for such a high rise in a very established neighbourhood. The highest building in the area is a 3 Storey building on Paramount. Building an 8 Storey apartment building is completely out of line with the entire community.

- **Due Diligence**

Please forward all of the Due Diligence studies that the developer has submitted, including but not limited to Environmental studies (Waste Water, Sewage, Air pollution, etc), Urban planning studies and all other studies submitted for this high-density residential 1 proposal.

Name:

Address:



Morton, Devon

From: [REDACTED]
Sent: Friday, January 13, 2023 11:34 AM
To: Morton, Devon
Cc: Clark, Brad; KAArcher@hwdsb.ca; ArgoL@hwcdsb.ca; Office of the Mayor
Subject: Opposition to building proposal on Paramount Drive in Stoney Creek
Attachments: doc04146520230113112735.pdf

Good morning Mr. Morton,

As a resident of the neighborhood, I am very concerned about the building proposal for the parcel of land on Paramount Drive in Stoney Creek, adjacent to Billy Green Public School and bordering on St. Paul's catholic school.

The proposal to build a 197 unit apartment building is ludicrous. I am attaching a formal letter outlining the concerns I/we have as a community.

I would appreciate a reply outlining what action will be taken to reject this proposal based on its infeasibility.

Kind regards,

[REDACTED]

January 12, 2023

Devon Morton, City of Hamilton
Planning and Economic Development Department
Development Planning – Rural Team
71 Main Street West, 5th Floor
Hamilton, ON, L8P 4Y5

Re: Notice of Complete Applications by Mikmada (Paramount) Inc. for an Urban Hamilton Official Plan and Zoning By-Law Amendment Application for Lands Located at 1065 Paramount Drive, Stoney Creek, (Ward 9)

Files: UHOPA-23-005 & ZAC-23-006

Please notify us of the decisions of the City of Hamilton regarding both the Official Plan Amendment Application (UHOPA-23-005) and Zoning By-Law Amendment Application (ZAC-23-006)

We have lived in the Stoney Creek mountain area 38 years in a moderately quiet and family friendly area but we must **strongly object** to this application due to the following reasons:

- **Child Safety**
An 8 Storey apartment building along with high-density townhomes adjacent to two elementary schools is unacceptable. The high density living quarters along with increased heavy traffic every day is a cause for concern for parents, teachers & staff. The increased amount of traffic poses safety risks for the elementary school children as the traffic in front of both Billy Green and St. Paul school is already more than the streets can handle. There is also a plaza across the street with a day care. Again high volume traffic. Building high density developments in such a small tight area, next to elementary schools and a day care adds to the dangerous traffic concerns.
- **Infrastructure**
 - This community is not designed or set up to handle another 299 residences in such a small area. Where will all these children go to school? Both schools already have portables.
 - Can our water and sewer system handle 299 new residences in this area? Highly unlikely as this community was not built to sustain this amount of congested sewage 40+ years ago when it was laid out.
 - The massive increase in traffic will create unsafe, congested road conditions and increase the air pollution
 - The plan allows for 309 parking spaces for 299 residences which seems grossly under what is needed. Most households have more than one car, where will these extra vehicles park? Where will visitors park? Our side streets are already congested with parked cars. Where do these cars park when there are heavy snow falls. We already have problems with parked cars not being removed from streets when the plows come.
- **Existing Community**
High-density development tends to devalue surrounding single family homes.
What about structural damage done to surrounding homes should the developer have to blast in order for it to put in their proposed underground parking lot beneath the 8 Storey apartment?
What about the years of constant daily construction, noise and other pollution forced upon an existing community when there is no need for such a high-density development.

The urban boundary has already been expanded by 2200 hectares, therefore there is absolutely no need or reason for such a high rise in a very established neighbourhood. The highest building in this

community is a 3 Storey building on Paramount Drive. Building an 8 Storey apartment building is completely **out of character** with the entire community.

- **Due Diligence**

Please forward all of the Due Diligence studies that the developer has submitted, including but not limited to Environmental studies (Waste Water, Sewage, Air pollution, etc), Urban planning studies and all other studies submitted for this high-density residential 1 proposal.

In conclusion, we would just like to say how sad it is for us in our retirement years to see our quiet community being devastated by this ill thought out development. Has anyone who oversees these decisions ever hear of the saying, "everything in moderation". We hope you will reconsider and make the changes that are needed to this development.

[REDACTED]

[REDACTED]

Cc: Brad Clark, Ward 9 Councillor
Kathy Archer, Ward 9 School Trustee, HWDSB
Louis Agro, Ward 9 School Trustee, HWCDSB
Andrea Horvath, Mayor, Hamilton, Ontario

Morton, Devon

From: [REDACTED]
Sent: Friday, January 13, 2023 12:01 PM
To: Morton, Devon
Subject: Re: UHOPA-23-005 & ZAC-23-006

We are not within 120 metres but have serious concerns about an 8 story apartment so close to two schools and a daycare. The underground parking is a disaster waiting to happen. We've lived here for 40 years and assumed the land would be used for townhouses but never thought an 8 story building with so many additional units would be squeezed onto that land.

Please add us to the mailing list.

[REDACTED]

Thank you!

On Jan 13, 2023, at 11:15 AM, Morton, Devon <Devon.Morton@hamilton.ca> wrote:

Hi [REDACTED]

Thank you for your email.

I am the planner assigned to the above noted file.

The date for the statutory Public Meeting has not yet been confirmed.

That said, once the date for the statutory Public Meeting is confirmed, notices will be sent via regular mail to all registered owners within 120 metres of the subject lands.

Additionally, Councilor Clark has requested the developer hold a Neighbourhood Meeting in the coming weeks to allow members of the public to voice their concerns. I have been advised the developer will also be sending notices out via regular mail to all properties that fall within 120 metres of the subject lands advising of the Neighbourhood Meeting.

If you do not live within 120 metres of the subject lands, please respond with your mailing address and I will add you to our circulation list and advise the developer to include you in their mail out.

Please let me know if you need anything further.

Thank you,

Devon M. Morton, MCIP, RPP (he/him/his)
Planner II (Rural Team)
Development Planning
Planning & Economic Development Department
City of Hamilton, 71 Main St. W, 5th floor, L8P 4Y5
Ph: (905) 546-2424 ext. 1384
Email: Devon.Morton@hamilton.ca



January 13, 2023

To: Devon.Morton@hamilton.ca

Cc: Brad.Clark@hamilton.ca
KAArcher@hwdsb.on.ca
AgroL@hwcdsb.ca
Mayor@hamilton.ca

Re: Notice of Complete Applications by Mikmada (Paramount) Inc. for an Urban Hamilton Official Plan and Zoning By-Law Amendment Application for Lands Located at 1065 Paramount Drive, Stoney Creek, (Ward 9)

Files: UHOPA-23-005 & ZAC-23-006

I hereby request that the City remove my personal information from the public record.

Please notify me of the decisions of the City of Hamilton regarding both the Official Plan Amendment Application (UHOPA-23-005) and Zoning By-Law Amendment Application (ZAC-23-006)

I strongly object to this application for the following reasons:

- **Child Safety & Crime**

An 8 Storey apartment building along with high-density townhomes adjacent to two elementary school playgrounds is unacceptable. Having 299 strangers watching their children every day is cause for concern for parents, teachers & staff. The increased amount of traffic also poses safety risks for the elementary school children, as the traffic in front of both Billy Green and St. Paul school is already more than the streets can handle. Putting so many people in such a small area right next to elementary schools will more than likely attract more criminal activity than a less populated area would.

- **Infrastructure**

This community is not designed or set up to handle another 299 residences in such a small area. There is no room for this many more children to attend either St. Paul or Billy Green as both of these schools already have portables.

I doubt that our water and sewer systems can handle 299 new residences in this area as this community was not built for so many more houses 40+ years ago when laid out.

The massive increase in traffic will create unsafe road conditions for both drivers and pedestrians, not to mention the increase in air pollution that this community will experience.



The plan allows for 309 parking spaces for 299 residences which will not accommodate what is needed. If any of the residences have more than one car per household there will be nowhere to park. There will be no place for visitors to park. There is no parking on Paramount and no room to institute parking on that street. All of the side streets are already lined with parked cars. Undoubtedly the overflow will use Billy Green's parking lot on a daily basis which is already over-flowing. Is there a guideline of 1.5 parking spots per residence?

- **Existing Community**

Will such a high-density development devalue all of the homes in the area?

What about structural damage done to surrounding homes should the developer have to blast in order for it to put in their proposed underground parking lot beneath the 8 Storey apartment?

What about the years of constant daily construction, noise and other pollution forced upon an existing community when there is no need for such a high-density development.

The urban boundary has already been expanded by 2200 hectares, therefore there is absolutely no need or reason for such a high rise in a very established neighbourhood.

The highest building in the area is a 3 Storey building on Paramount. Building an 8 Storey apartment building is completely out of line with the entire community.

- **Due Diligence**

Please forward all of the Due Diligence studies that the developer has submitted, including but not limited to Environmental studies (Waste Water, Sewage, Air pollution, etc), Urban planning studies and all other studies submitted for this high-density residential 1 proposal.

The notice posted in the field shows a Public Meeting to be held TBA at City Hall. I propose changing this to Valley Park so as not to inconvenience 100's if not 1000's of residents having to get to City Hall and pay for parking. It is much more considerate and practical to ask 3-4 City workers to drive to Valley Park

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

January 16, 2023

To: Devon.Morton@hamilton.ca

Cc: Charlie.Toman@hamilton.ca
Stephen.Robichaud@hamilton.ca
Anita.Fabac@hamilton.ca
Brad.Clark@hamilton.ca
KAArcher@hwdsb.on.ca
AgroL@hwcdsb.ca
Mayor@hamilton.ca

Re: Notice of Complete Applications by Mikmada (Paramount) Inc. for an Urban Hamilton Official Plan and Zoning By-Law Amendment Application for Lands Located at 1065 Paramount Drive, Stoney Creek, (Ward 9)

Files: UHOPA-23-005 & ZAC-23-006

Please accept this letter as my objection to this proposed zoning application and development at 1065 Paramount Drive

I strongly object to the High Density Residential 1 proposal in addition to the height of the buildings proposed.

This development only serves to benefit the developer who has no vested interest in the community at this time. It is a terrible disservice to all existing residents.

Child Safety & Crime

An 8 Storey apartment building along with high-density townhomes adjacent to two elementary school playgrounds is unacceptable. Having 299 strangers watching their children every day is cause for concern for parents, teachers & staff. The increased amount of traffic also poses safety risks for the elementary school children, as the traffic in front of both Billy Green and St. Paul school is already more than the streets can handle. Putting so many people in such a small area right next to elementary schools will more than likely attract more criminal activity than a less populated area would.

Infrastructure

This community is not designed or set up to handle another 299 residences in such a small area. There is no room for this many more children to attend either St. Paul or Billy Green as both of these schools already have portables.

I doubt that our water and sewer systems can handle 299 new residences in this area as this community was not built for so many more houses 40+ years ago when laid out.



The massive increase in traffic will create unsafe road conditions for both drivers and pedestrians, not to mention the increase in air pollution that this community will experience.

The plan does not allow for an adequate number of parking spaces per household. If any of the residences have more than one car per household there will be nowhere to park. There will be no place for visitors to park. There is no parking on Paramount and no room to institute parking on that street. All of the side streets are already lined with parked cars. Undoubtedly the overflow will use Billy Green's parking lot on a daily basis which is already over-flowing. What is the required number of parking spots per residence?

Existing Community

Will such a high-density development devalue all of the homes in the area?
What about structural damage done to surrounding homes should the developer have to blast in order for it to put in their proposed underground parking lot beneath the 8 Storey apartment?
What about the years of constant daily construction, noise and other pollution forced upon an existing community when there is no need for such a high-density development. The urban boundary has already been expanded by 2200 hectares, therefore there is absolutely no need or reason for such a high rise in a very established neighbourhood. The highest building in the area is a 3 Storey building on Paramount. Building an 8 Storey apartment building is completely out of line with the entire community.

Due Diligence

Please forward all of the Due Diligence studies that the developer has submitted, including but not limited to Environmental studies (Waste Water, Sewage, Air pollution, etc), Urban planning studies and all other studies submitted for this high-density residential 1 proposal.

The notice posted in the field shows a Public Meeting to be held TBA at City Hall. I respectfully request changing this venue to Valley Park so as not to inconvenience all of the residents having to get to City Hall and pay for parking. It is much more considerate to ask a handful of City workers to drive to Valley Park.

Please notify me of the decisions of the City of Hamilton regarding both the Official Plan Amendment Application (UHOPA-23-005) and Zoning By-Law Amendment Application (ZAC-23-006)

I hereby request that the City remove my personal information from the public record

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

January 16, 2023

City of Hamilton
Planning and Economic Development Department
Development Planning – Rural Team
71 Main St. West, 5th Floor
Hamilton, ON L8P 4Y5

Attn: Charlie Toman – charlie.toman@hamilton.ca

Files: UHOPA-23-005 & ZAC-23-006 - Notice of Complete Applications by Mikmada (Paramount) Inc. for an Urban Hamilton Official Plan and Zoning By-law Amendment Application for Lands located at 1065 Paramount Drive, Stoney Creek (Ward 9).

I am writing to express my opposition to the proposed land development at 1065 Paramount Drive in the neighborhood in which I reside.

While I understand the need for more housing and agree that the parcel of land in question could be developed for residential use, I must object to the High-Density Residential approach in addition to the height of the buildings proposed.

If you visit this address and the surrounding area, you would see that an 8-story apartment building will not suit the neighbourhood. There is no precedent for a building of that height in this area as the tallest structure at present is the 3-story apartment complex located at Paramount and Mistywood.



Adding 300 units, including 300 kitchens and 300+ bathrooms, will strain the existing services. We already experience power interruptions. What will be the impact on the electrical distribution? The added water requirement and sewer load?

In addition, the proposal references 300 parking spots. Putting that many cars on the road in an already busy area, in between two elementary schools is irresponsible. If there are more cars than spots available, residents will be forced to park on nearby streets. This will create congestion in the neighbourhood as well as present problems for City vehicles such as garbage trucks and snowplows.

The question of schooling must also be addressed. Both institutions that border this property already utilize portables. I cannot imagine they have the capacity to accept additional students from the proposed 300-unit development. As a result, students might need to be bussed out of the neighbourhood, again increasing traffic, and creating yet another safety issue.

Anyone living in the neighborhood who has put up a fence will tell you that digging a hole is a challenging task. About 1 metre down, you hit solid rock, which leads to questions about the feasibility of an underground parking structure for the proposed apartment building. Obviously, this would require drilling and possibly blasting. Who is going to pay for the potential damage to surrounding structures and foundations should this happen?

Shoehorning this development into space where it does not suit the neighbourhood is a disservice to the current residents. The towering buildings will be an eyesore and potentially decrease the value of adjacent properties, to the detriment of the local homeowners.

In light of these factors, it seems that the proposal put forth is an attempt by the developer in question to maximize profits without any consideration for the character of the neighborhood or its current residents.

I would request that the following be made publicly available:

- geological study pertaining to construction on the site.
- environmental study
- area traffic pattern study
- infrastructure studies, including but not limited to, electrical distribution, water supply and sewer capacity
- schooling requirements

Traveling around this upper Stoney Creek area, it seems there are more suitable locations should a High-Density Residential area need to be developed, such as the area around the intersection of Upper Centennial Parkway and Mud Street.

Ultimately, I respectfully request that you reject this proposal for the High-Density project at the 1065 Paramount location.



NOTE:

You may contact me via the email address from which this letter was sent.

Please do not publish my personal information on the City's website.

cc: Devon Morton – devon.morton@hamilton.ca
Councillor Brad Clark, Ward 9 - brad.clark@hamilton.ca
S. Robichaud, Director of Planning and Chief Planner, Planning Division – Stephen.Robichaud@hamilton.ca
A. Fabac, Director, Development Planning – Anita.Fabac@hamilton.ca

Morton, Devon

From: [REDACTED]
Sent: Monday, January 16, 2023 8:15 PM
Cc: Morton, Devon; Clark, Brad; kaarcher@hwdsb.on.ca; AgroL@hwcdsb.ca; Office of the Mayor
Subject: Re: 1065 Paramount Drive, Stoney Creek (Ward 9) UHOPA23-005 & ZAC-23-006

Concerning Notice to Complete Applications by Mikmada (Paramound) Inc. for an Urban Hamilton Official Plan and Zoning By-Law Amedment Application for Lands Located at 1065 Paramount Drive, Stoney Creek, (Ward 9). I hereby request that the City remove my personal information from the public record. Please notify me of the decisions of the City of Hamilton regarding both the Official Plan Amendment Application (UHOPA-23-005) and Zoning By-Law Amendment Application (ZAC-23-006). **I strongly object to this application for the following reasons:**

Child Safety. An 8 storey apartment building along with high-density townhomes adjacent to two elementary schools, playgrounds and daycare will increase the risk to the children in the neighborhood, and two elementary schools.

Paramount Drive is already extremely congested during school drop-off and pick-up to the degree that we need two crossing guards 150m away from each other as well as 4 cross walks on a 500m stretch of road. On the weekends we have traffic to Felker's Falls and nearby trails.

There is insufficient parking in the area to accommodate all the units that lack a parking and visitor space. The two elementary schools lack sufficient space to accommodate the new families as both are already relying on portable classrooms.

The existing community is full of mid-cost single family homes. To place such a high density residence in the middle of this neighborhood will affect the aesthetic of the entire area. To say that this would be an unprecedented change to the personality of the area is an understatement.

It is unacceptable that a project which affects the entire neighborhood is being pushed through without sufficient time and consultation with people in the area. It should not be the case that we find out about this from a neighbor.

Please forward all of the Due Diligence studies that the developer has submitted, including but not limited to Environmental studies (Waste Water, Sewage, Air pollution, etc), Urban planning studies and 1111 other studies submitted for this high-density residential 1 proposal. - [REDACTED]
[REDACTED]

January 17, 2023

Re: Notice of Complete Applications by Mikmada (Paramount) Inc. for an Urban Hamilton Official Plan and Zoning By-Law Amendment Application for Lands Located at 1065 Paramount Drive, Stoney Creek, (Ward 9)

Files: UHOPA-23-005 & ZAC-23-006

I hereby request that the City remove our personal information from the public record.

Please notify me of the decisions of the City of Hamilton regarding both the Official Plan Amendment Application (UHOPA-23-005) and Zoning By-Law Amendment Application (ZAC-23-006)

I strongly object to this application for the following reasons:

- **Child Safety & Crime**

An 8 Storey apartment building along with high-density townhomes adjacent to two elementary school playgrounds is unacceptable. Having 299 strangers watching their children every day is every parent's worst nightmare. The increased amount of traffic also poses safety risks for the elementary school children, as the traffic in front of both Billy Green and St. Paul school is already more than the streets can handle. Putting so many people in such a small area right next to elementary schools will more than likely attract more criminal activity than a less populated area would.

- **Infrastructure**

- This community is not designed or set up to handle another 299 residences in such a small area. Where will all these children go to school? Both schools already have portables.
- Can our water and sewer system handle 299 new residences in this area? Highly unlikely as this community was not built for so many more houses 40+ years ago when it was laid out.
- The massive increase in traffic will create unsafe road conditions and increase the air pollution
- The plan allows for 309 parking spaces for 299 residences which seems grossly under what is needed. If any of the residences have more than one car per household where will the extra vehicles park? Where will visitors park?

- **Existing Community**

Will such a high-density development devalue all of the homes in the area?
What about structural damage done to surrounding homes should the developer have to blast in order for it to put in their proposed underground parking lot beneath the 8 Storey apartment?
What about the years of constant daily construction, noise and other pollution forced upon an existing community when there is no need for such a high-density development.

The urban boundary has already been expanded by 2200 hectares, therefore there is absolutely no need or reason for such a high rise in a very established neighbourhood. The highest building in the area is a 3 Storey building on Paramount. Building an 8 Storey apartment building is completely out of line with the entire community.

- **Due Diligence**

Please forward all of the Due Diligence studies that the developer has submitted, including but not limited to Environmental studies (Waste Water, Sewage, Air pollution, etc), Urban planning studies and all other studies submitted for this high-density residential 1 proposal.

Name: [REDACTED]

Address: [REDACTED]

Sent: Tuesday, January 17, 2023 9:49 AM
To: Clark, Brad <Brad.Clark@hamilton.ca>
Subject: New Building

Good Morning ,

I am sending this email with great concern and disappointment regarding the proposal to change the building of homes to apartments and townhouses on Paramount by St. Paul school and Billy Green. As a community we are not happy and will be doing everything in our prevent this from happening.

Who could ever think that this is a good idea?

We are hoping that you are going to stand by your constituents, [REDACTED] and many many others

Morton, Devon

From: [REDACTED]
Sent: Tuesday, January 17, 2023 10:52 AM
To: Morton, Devon
Cc: Clark, Brad; kaarcher@hwdsb.on.ca; agrol@hwcdsb.ca; Office of the Mayor
Subject: Re: Notice of Complete Applications by Mikmada (Paramount) Inc, for an Urban Hamilton Official Plan and Zoning By-Law Amendment Application for Lands Located at 1065 Paramount Drive, Stoney Creek, (Ward 9)

January 17, 2023

Re: Notice of Complete Applications by Mikmada (Paramount) Inc, for an Urban Hamilton Official Plan and Zoning By-Law Amendment Application for Lands Located at 1065 Paramount Drive, Stoney Creek, (Ward 9)

Files: UHOPA-23-005 & ZAC-23-006

I hereby request that the City remove my personal information from the public record.

Please notify me of the decisions of the City of Hamilton regarding both the Official Plan Amendment Application (UHOPA-23-005) and Zoning By-Law Amendment Application (ZAC-23-006)

I strongly object to this application for the following reasons:

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An 8 Storey apartment building along with high-density townhomes adjacent to two elementary school playgrounds is unacceptable. Having 299 strangers watching their children every day is cause for concern for parents, teachers & staff. The increased amount of traffic also poses safety risks for the elementary school children, as the traffic in front of both Billy Green and St. Paul schools are already more than the streets can handle. Putting so many people in such a small area right next to elementary schools will more than likely attract more criminal activity than a less populated area would.

- **Infrastructure**

-This community is not designed or set up to handle another 299 residences in such a small area. Where will all these children go to school? Both schools already have portables.

-Can our water and sewer system handle 299 new residences in this area? Highly unlikely as this community was not built for so many more houses 40+ years ago when it was laid out.

-The massive increase in traffic will create unsafe road conditions and increase air pollution.

-The plan allows for 309 parking spaces for 299 residences which seems grossly under what is needed. If any of the residences have more than one car per household where will the extra vehicles park? Where will visitors park?

- **Existing Community**

Will such a high-density development devalue all of the homes in the area?

What about the structural damage done to surrounding homes should the developer have to blast in order for it to put in their proposed underground parking lot beneath the 8 Storey apartment?

What about the years of constant daily construction, noise and other pollution forced upon an existing community when there is no need for such a high-density development?

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Due Diligence

Please forward all of the Due Diligence studies that the developer has submitted, including but not limited to Environmental Studies (Waste Water, Sewage, Air pollution, etc), Urban planning studies and all other studies submitted for this high-density residential proposal.

Kind regards,

A large black rectangular redaction box covering the signature area.

Morton, Devon

From: [REDACTED]
Sent: Wednesday, January 18, 2023 8:53 AM
To: Clark, Brad; Morton, Devon
Cc: agrol@hwcdsb.ca; kaarcher@hwdsb.on.ca
Subject: Against Proposed Rezoning for Development on Paramount Drive

Good Morning Devon and Brad,

Through my neighbours and friends of Ward 9, I became aware of Mikmada (Paramount) Inc. developers' application to rezone the empty lot adjacent to Billy Green School. This is the Notice of Complete Applications by Mikmada (Paramount) Inc for an Urban Hamilton Official Plan and Zoning By-Law Amendment Application for Lands Located at 1065 Paramount Drive, Stoney Creek (Ward 9) - Files UHOPA-23-005 & ZAC-23-006.

I am not against development but strongly object to this degree of high-density residential for an 8 storey apartment building with 197 units adjacent to Billy Green school and another 102 three storey stacked townhouses on such a small lot. My concerns are as follows:

- the significant increase in traffic and the associated disregard for traffic calming measures, speed and safety for residences, seniors and children. This continues to occur to this day and has consistently been my top concern for this area.
- the very high potential for nefarious activity and congregation of violent people / groups in the public areas, trails and nearby commercial plazas putting the safety and comfort of our residents, seniors and children at risk.
- the degradation of cleanliness, lack of maintaining properties and reduction in overall appeal for the Albion Estates area.

We have an awesome, diverse neighbourhood with excellent amenities and services that residences take pride in. I would like to ensure any development maintains and supports this. I am asking you to strongly consider and deny this specific Amendment Application.

Respectfully,

[REDACTED]

January 18, 2023

Re: Notice of Complete Applications by Mikmada (Paramount) Inc. for an Urban Hamilton Official Plan and Zoning By-Law Amendment Application for Lands Located at 1065 Paramount Drive, Stoney Creek, (Ward 9)

Files: UHOPA-23-005 & ZAC-23-006

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Please notify me of the decisions of the City of Hamilton regarding both the Official Plan Amendment Application (UHOPA-23-005) and Zoning By-Law Amendment Application (ZAC-23-006)

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- **Infrastructure**

- This community is not designed or set up to handle another 299 residences in such a small area. Where will all these children go to school? Both schools already have portables.
- Can our water and sewer system handle 299 new residences in this area? Highly unlikely as this community was not built for so many more houses 40+ years ago when it was laid out.
- The massive increase in traffic will create unsafe road conditions and increase the air pollution
- The plan allows for 309 parking spaces for 299 residences which seems grossly under what is needed. If any of the residences have more than one car per household where will the extra vehicles park? Where will visitors park?

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- **Due Diligence**

Please forward all of the Due Diligence studies that the developer has submitted, including but not limited to Environmental studies (Waste Water, Sewage, Air pollution, etc), Urban planning studies and all other studies submitted for this high-density residential 1 proposal.

Name: [REDACTED]

Address: [REDACTED]

Morton, Devon

From: [REDACTED]
Sent: Wednesday, January 18, 2023 7:52 PM
To: Morton, Devon
Cc: Clark, Brad
Subject: Rezoning

Sent from my iPad January 11, 2023

Re: Notice of Complete Applications by Mikmada (Paramount) Inc. for an Urban Hamilton Official Plan and Zoning By-Law Amendment Application for Lands Located at 1065 Paramount Drive, Stoney Creek, (Ward 9)

Files: UHOPA-23-005 & ZAC-23-006

I hereby request that the City remove our personal information from the public record.

Please notify me of the decisions of the City of Hamilton regarding both the Official Plan Amendment Application (UHOPA-23-005) and Zoning By-Law Amendment Application (ZAC-23-006)

I strongly object to this application for the following reasons:

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• **Due Diligence**

Please forward all of the Due Diligence studies that the developer has submitted, including but not limited to Environmental studies (Waste Water, Sewage, Air pollution, etc), Urban planning studies and all other studies submitted for this high-density residential 1 proposal.

. Conservation area

There is already an influx of mountain bikes racing through sensitive nature areas and there will be even more destruction of bird and insect habitats with the amount of units being suggested.



Morton, Devon

From: [REDACTED]
Sent: Friday, January 20, 2023 8:45 AM
To: Morton, Devon
Cc: kaarcher@hwdsb.on.ca; Clark, Brad
Subject: Request for information files: UHOPA-23-005 & SAC-23-006

Re: Notice of Complete Applications by Mikmada (Paramount) Inc. for an Urban Hamilton Official Plan and Zoning By-Law amendment Application for Lands Located at 1065 Paramount Drive, Stoney Creek (Ward 9)

Files: UHOPA-23-005 & SAC-23-006

Dear Devon Morton,

I hereby request that the City remove my personal information from the public record.

Please notify me of the decisions of the City of Hamilton regarding both the Official Plan Amendment Application (UHOPA-23-005) and Zoning By-Law Amendment Application (ZAC-23-006).

I strongly object to this application for the following reasons:

Child Safety & Crime

- An 8-storey apartment building along with high-density townhomes adjacent to two elementary school playgrounds is unacceptable. Having 299 strangers able to be in proximity to watch children is a cause for concern for parents, teachers, administrators and community members.
- The increased amount of traffic also poses safety risks for elementary school children, as the traffic in front of both Billy Green and St. Paul schools is already more than the streets can handle.
- Putting so many people in an extremely small area right next to elementary schools will more likely attract more criminal activity than a less populated area would.

Infrastructure

- This community was not designed or set up to handle an additional 299 residences in a small area. Both elementary schools already have portables, and where will children attend school and will there be more resources to expand schools?
- Can our water and sewer systems handle 299 new residences in this area? This community was not built 40+ years ago to handle this proposed, and extreme number of residences. Where will stormwater run-off go? Can the sewers handle sewage/wastewater increases of this magnitude?
- There will be a massive increase in traffic within the neighbourhood, and recent traffic calming measures added to the neighbourhood will certainly cause traffic and unsafe road conditions for other drivers, pedestrians, and cyclists.
- The plan for 309 parking spaces for 299 residences seems grossly under what would be needed. What happens if residents have more than 1 vehicle per unit? Where will visitors park?

Existing Community

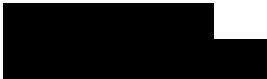
- Construction, traffic delays, noise and pollution will be forced upon an existing community when there is no need for such a high-density development.
- The urban boundary has already been expanded by 2200 hectares, therefore there is no reason for a high-rise building to be built in an established neighbourhood.

- The proposed 8-storey building is completely out of line with the rest of the community. The highest building that exists is a 3-storey building on Paramount Drive.
- What will happen if there is structural damage to the surrounding homes or businesses should the developer have to blast to put in the proposed underground parking lot?
- What are the negative consequences of the development on Felker's Falls, and the existing natural and park spaces?

Due Diligence

- Please forward all of the Due Diligence studies that the developer has submitted, including but not limited to Environmental studies (Waste Water, Sewage, Air pollution, ec.), Urban planning studies, and all other studies submitted for this high-density residential proposal.

Thank you for your consideration.



January 20,2023

City Of Hamilton
Development Planning
Planning & Economic Development Department
City of Hamilton, 71 Main St. W, 5th floor, L8P 4Y5
Attention: Devon M. Morton Planner II (Rural Team)

Reference:

Plan Amendment/Zoning Bylaw Amendment 1065 Paramount Drive, Stoney Creek &
Rezoning Application UHOPA-23-005 & ZAC-23-006

Dear Mr. Morton,

Please find my concerns and comments below regarding the Approval of Planned Amendment/Zoning Bylaw Amendment referenced above.

1. Presently traffic flows along a single lane in both directions along Paramount Drive. I have a concern with the increased traffic flow in the neighborhood.
 - The amount of additional car traffic due to a planned high-rise building is not conducive to the neighborhood. Considering there are two existing schools in the immediate vicinity, then the proposed zoning should be limited to low rise residential housing only. This would ensure less car traffic and provide added safety for active school children in the area. What additional safety precautions will be in place for school children?
 - How will truck traffic move along a single lane during construction without restricting or endangering normal car traffic?
 - What additional precautions will be in place to protect school children from truck traffic during construction?
 - Undoubtedly the increase in residents in the area will cause a greater number of cars turning at the intersection with Mud Street. Cars heading South along Paramount and wishing to turn right (West) will need a right turning lane only to reduce a backlog of cars in the existing single lanes. Has the City allowed for this in the rezoning application?
 - In addition, cars and turning left in or out of the survey will require special timing of existing stoplights (longer advance green) to reduce backed up traffic in the turning lanes. Has the City allowed for this requirement?
2. What bylaw changes will be made to allow for additional cars parking on nearby city streets? For example, will street parking be limited to parking on one side only?
3. Is there a possibility of overcrowding the existing elementary schools (Billy Green & St. Paul's) in the immediate vicinity?
4. Regarding the footprint of the proposed site, is a planned layout now available? For example:
 - Will additional parkland be provided?
 - Will there be any new streets in this survey?
 - Where will the main entrance to the proposed area be located?
5. What allowances/changes are to be made for the existing sewer and water services?
6. Is there any potential for damage to nearby dwelling foundations due to blasting and/or hammering of the stone base for the construction of the proposed 181 Underground parking garages?

Regards,

[Redacted signature block]

January 20, 2023

To: Devon Morton, Hamilton ON
Devon.Morton@hamilton.ca

Re: Notice of Complete Applications by Mikmada (Paramount) Inc. for an Urban Hamilton Official Plan and Zoning By-Law Amendment Application for Lands at 1065 Paramount Drive, Stoney Creek, ON (Ward 9)

Files UHOPA-23-005 & ZAC-23-0006

Please note that I am requesting that the City remove my personal information from the public record.

Please notify me of any decisions of the City of Hamilton regarding both the Official Plan Amendment Application (UHOPA-23-005) and Zoning By-Law Amendment Application (ZAC-23-006).

I strongly object to this application for the following reasons:

1. Child Safety & Crime

An 8 storey apartment building along with numerous townhouses between two elementary schools and playgrounds is unacceptable and a major concern for parents, teachers and the community. The increase in traffic also poses many safety concerns for the children as the traffic in front of Billy Green and St. Paul school is already a problem and **especially since Paramount Dr. was recently made into a one lane road each way.**

2. Infrastructure

This community is not designed or set up to handle another 299 residences in such a small area. Where will the children go to schools? Both schools are using portables already. The roads will be greatly unsafe and the volume will add pollution. The plan allows for 309 parking spaces which is grossly under what is needed. More than one car per household won't be available nor any visitors parking. The community was built 40 years ago and not made for this volume of housing.

3. Existing Community

Will surrounding homes have structural damage done because of the blasting to make the underground parking garage below the apartment building? **Will it even work as this is on the edge of an escarpment which is made of lime stone. Please check what this is if not already done and researched!** The years it will take to finish this project will cause noise and pollution on an already 40 year old area.

Building an 8 storey apartment building is completely out of line and ridiculous for this area of so many houses.

4. Due Diligence

I would like a copy or to see all the Due Diligence studies including but not limited to Environmental studies (Waste Water, Sewage, Air Pollution, etc.), Urban Planning studies and all other studies submitted for this high-density residential proposal.

Yours truly,



c. Brad.Clark@hamilton.ca
KAArcher@hwdsb.on.ca
AgroL@hwcdsb.ca
Mayor@hamilton.ca

Ward 9 Councillor
Ward 9 School Trustee
Ward 9 School Trustee
Mayor Andrea Horwath

Morton, Devon

From: [REDACTED]
Sent: Saturday, January 21, 2023 11:38 AM
To: Morton, Devon
Cc: Clark, Brad; KAArcher@hwdsb.on.ca; AgroL@hwcdsb.ca; Office of the Mayor
Subject: Zoning proposal

January 21, 2023

Re: Notice of Complete Applications by Mikmada(Paramount) Inc. for an Urban Hamilton Official Plan and Zoning By-Law Amendment Application for Lands Located at 1065 Paramount Drive, Stoney Creek, (Ward 9)

Files: UHOPA-23-005 & ZAC-23-006

I hereby request that the City remove our personal information from the public record.

Please notify me of the decisions of the City of Hamilton regarding both the Official Plan Amendment Application (UHOPA-23-005) and Zoning By-Law Amendment Application (ZAC-23-006)

I strongly object to this application for the following reasons:

Child Safety & Crime

An 8 Storey apartment building along with high-density townhomes adjacent to two elementary school playgrounds is unacceptable. Having 299 strangers watching their children every day is every parent's worst nightmare. The increased amount of traffic also poses safety risks for the elementary school children, as the traffic in front of both Billy Green and St. Paul school is already more than the streets can handle. Putting so many people in such a small area right next to elementary schools will more than likely attract more criminal activity than a less populated area would.

Infrastructure

- This community is not designed or set up to handle another 299 residences in such a small area. Where will all these children go to school? Both schools already have portables.

- Can our water and sewer system handle 299 new residences in this area? Highly unlikely as this community was not built for so many more houses 40+ years ago when it was laid out.
- The massive increase in traffic will create unsafe road conditions and increase the air pollution
- The plan allows for 309 parking spaces for 299 residences which seems grossly under what is needed. If any of the residences have more than one car per household where will the extra vehicles park? Where will visitors park?

□ **Existing Community**

Will such a high-density development devalue all of the homes in the area?

What about structural damage done to surrounding homes should the developer have to blast in order for it to put in their proposed underground parking lot beneath the 8 Storey apartment?

What about the years of constant daily construction, noise and other pollution forced upon an existing community when there is no need for such a high-density development.

The urban boundary has already been expanded by 2200 hectares, therefore there is absolutely no need or reason for such a high rise in a very established neighbourhood. The highest building in the area is a 3 Storey building on Paramount. Building an 8 Storey apartment building is completely out of line with the entire community.

□ **Due Diligence**

Please forward all of the Due Diligence studies that the developer has submitted, including but not limited to Environmental studies (Waste Water, Sewage, Air pollution, etc), Urban planning studies and all other studies submitted for this high-density residential 1 proposal.

Name: [REDACTED]
Address: [REDACTED]

Sent from my iPhone

Sent from my iPhone

Morton, Devon

From: [REDACTED]
Sent: Sunday, January 22, 2023 3:27 PM
To: Morton, Devon
Cc: Clark, Brad; Office of the Mayor; kaarcher@hwdsb.on.ca; agrol@hwdsb.on.ca
Subject: Re: Notice of Complete Applications by Mikmada (Paramount) Inc. for an Urban Hamilton Official Plan and Zoning By-Law Amendment Application for Lands Located at 1065 Paramount Drive, Stoney Creek, (Ward 9) Files: UHOPA-23-005 & ZAC-23-006

Date: January 21, 2023

Re: Notice of Complete Applications by Mikmada (Paramount) Inc. for an Urban Hamilton Official Plan and Zoning By-Law Amendment Application for Lands Located at 1065 Paramount Drive, Stoney Creek, (Ward 9)

Files: UHOPA-23-005 & ZAC-23-006

I hereby request that the City remove our personal information from the public record.

Please notify me of the decisions of the City of Hamilton regarding both the Official Plan Amendment Application (UHOPA-23-005) and Zoning By-Law Amendment Application (ZAC-23-006)

We strongly object to this application for the following reasons:

- Safety

An 8 Storey apartment building along with high-density townhomes adjacent to two elementary school playgrounds is unacceptable. The increased amount of traffic poses safety risks for the elementary school children, both during and upon completion of the buildings. The traffic in front of both Billy Green and St. Paul school s is already more than the streets can handle.

- Infrastructure

This community is not designed or set up to handle another 299 residences in such a small area. Where will all the additional children go to school? Both schools already have portables.

Can our water and sewer system handle 299 new residences in this area? Highly unlikely, as the planning for this community was not intended for so many more houses 40+ years ago.

The massive increase in traffic will create unsafe road conditions and increase the air pollution

The plan allows for 309 parking spaces for 299 residences which seems grossly under what is needed. If any of the residences have more than one car per household where will the extra vehicles park? Where will visitors park?

Also, has effect on surrounding roads and sidewalks been considered? Paramount Drive recently underwent reconstruction!

- Existing Community

Will such a high-density development devalue all of the homes in the area?

What about structural damage to surrounding homes should the developer have to blast in order to put in the proposed underground parking lot beneath the 8 Storey apartment building?

What about the noise and other pollution that this community will experience during construction. No doubt this project will take an extended length of time to complete, perhaps a year or more.

The urban boundary has already been expanded by 2200 hectares, therefore, there is absolutely no need or reason for such a high rise in a very established neighbourhood when there are so many more suitable locations. The highest building in this area is a 3 Storey building on Paramount Drive. Building an 8 Storey apartment building is completely unsuitable considering this is purely a residential community.

- Due Diligence

Please forward all of the Due Diligence studies that the developer has submitted, including, but not limited to, Environmental studies (Waste Water, Sewage, Air pollution, etc), Urban planning studies and all other studies submitted for this high-density residential 1 proposal.

CC:

Councillor Brad Clark (Brad.Clark@hamilton.ca)

Mayor Andrea Horwath (mayor@hamilton.ca)

K.A. Archer, School Trustee, Ward 9 (kaaarcher@hwdsb.on.ca)

L. Agro, Separate School Trustee, Ward 9 (agrol@hwcdsb.on.ca)

Morton, Devon

From: [REDACTED]
Sent: Sunday, January 22, 2023 9:25 PM
To: AgroL@hwcdsb.ca; Morton, Devon
Subject: Re:Notice of Complete Applications by Mikmada (Paramount) Inc.for an Urban Hamilton Official Plan and Zoning By_Law Amendment Application for Lands Located at 1065 Paramount Drive,Stoney Creek,(Ward 9)

Files: UHOPA_23_005 &ZAC_23_006I

I strongly object to this application for the following reasons :

Child Safety & Crime

An 8 Storey apartment building along with high density townhomes adjacent to two elementary school playgrounds is unacceptable. Having 299 strangers watching their children every day is cause for concern for parents, teachers and staff. The increased amount of traffic also poses safety risks for the elementary school children, as the traffic in front of both Billy Green and St. Paul school is already more than the streets can handle. Putting so many people in such a small area right next to elementary schools will more than likely attract more criminal activity than a less populated area would.

Infrastructure

This community is not designed or set up to handle 299 residences in such a small area.

Where will all these children go to school? **Both schools already have portables.**

Can our water and sewer system handle 299 new residences in this area? Highly unlikely as this community was not built for so many houses 40 plus years ago when it was laid out.

The massive increase in traffic will create unsafe road conditions and increase the air pollution .

The plan allows for 309 parking spaces for 299 residences which seems grossly under what is needed. If any of the residences have more than one car per household where will the extra vehicles park? Where will visitors park?

Existing Community

Will such a high-density development devalue all of the homes in the area?

- 1. What about structural damage done to surrounding homes should the developer have to blast in order for it to put in their proposed underground parking lot beneath the 8-storey**

apartment ?

What about the years of constant daily construction, noise and other pollution forced upon an existing community when there is no need for such a high-density development.

The urban boundary has already been expanded by 2200 hectares, therefore there is absolutely no need or reason for such a high rise in a very established neighbourhood. The highest building in the area is a 3-storey building on Paramount. Building an 8-storey apartment building is completely out of line with the entire community.



Morton, Devon

From: [REDACTED]
Sent: Monday, January 23, 2023 4:19 PM
To: Morton, Devon
Cc: Office of the Mayor; agrol@hwcdsb.ca; kaarcher@hwdsb.on.ca
Subject: Notice of Complete Applications by Mikmada (Paramount) Inc. for an urban Hamilton Official Plan and Zoning By-Law Amendment Application for Lands Located at 1065 Paramount Drive, Stoney Creek (Ward 9)

Files: UHOPA-23-005 & ZAC-23-006

I hereby request that the City of Hamilton remove my personal information from the public record.

There are so many problems with this high-density proposal. The serious safety hazards and the danger this brings to our community, especially the children, is clear and obvious. Directly affecting 2 elementary schools! Townhomes were expected and are acceptable. However, high density, consisting of any type of building over 3 stories would be devastating to this lovely neighbourhood. This specific location is simply not suitable for high density development for an array of valid reasons, which will be heard during the community meeting and any other opportunity to be heard.

Thank you,

[REDACTED]

Sent from my iPhone

January 23, 2023

Re: Notice of Complete Application by Mikmada (Paramount) Inc. for an Urban Hamilton Official Plan and Zoning By-Law Amendment Application for lands located at 1065 Paramount Drive Stoney Creek (Ward 9)

Files: UHOPA-23-005 & ZAC-23-006

Dear Sir/Madam:

Kindly accept this letter as notice of **opposition** to the rezoning and construction of the above proposed project. I urge you to consider the following reasons outlining the detrimental effect this project poses to the surrounding neighbourhood:

- 1) Traffic congestion – the influx of traffic from 299 new residences is exorbitant (families could have more than 1 vehicle). The neighbourhood already suffers from ongoing traffic problems during school hours. Kindly note that council recently approved the installation of no parking signs on Amberwood and Canfield in attempts to control the traffic concerns on these streets. Please also note that the recently completed road construction on Paramount and Winterberry resulted in the installation of several “new” stop signs and traffic islands to slow traffic down. An influx of vehicles from 299+ persons will impact the traffic flow, the school buses, and the ability for children to cross safely to the schools.
- 2) The impact on neighbourhood infrastructure – the sewer system, water pipes, electrical grid are not designed to handle the pressure of 299 new residences in such a densely populated area. This community is approximately 40 years old and not designed to accommodate the strain of this project. Has Mikmada done its due diligence and submitted its evaluation and impact on the air quality, noise-levels, blasting (for underground parking), water, drainage, sewage, etc.?
- 3) Devaluing existing properties – This neighbourhood is a highly sought-after section of the Stoney Creek mountain. Homes in this neighbourhood sell for upwards of \$1 million. Adding a high-rise apartment building with 197 rental units will significantly devalue the area. People of this community work hard to sustain a life in this neighbourhood. We chose to live in this community because of its reputation as a safe neighbourhood filled with well-established, hard-working residents. I’d like to highlight that there are no high-rise buildings in this neighbourhood. The tallest residential building is a 3-storey townhome. This proposal is an eye sore. Let us keep this community beautiful by expanding it with similar types of buildings. Kindly noted the most recent community between West Bank Trail and Trafalgar as an example of a architecture that adhered to the existing design. Why not consider constructing a beautiful court with fully detached 2-storey homes?

- 4) Safety - I direct you to review the crime rates in areas where rental apartment buildings are located vs. areas where they are not. The proposed project is sure to increase home invasions, vehicle break-ins, and store robberies. Additionally, wedging a high-rise apartment building between St. Paul and Billy Green schools is a threat to our children. An apartment building of this height will allow persons the potential to privately observe our innocent children from afar, whether they are at school or at the park adjacent to the proposed building.

I ask that you include me on all future communications and decisions with respect to this project proposal.

Kindly removed my name from any documents made public record.

Lastly, I beg you to consider why I chose to raise my family in a neighbourhood of such high caliber. It's a neighborhood filled with hard-working, like-minded residents. Residents that have invested their hard-earned money which is easily reflected in the pride of property and house values. We are a safe, secure community; one with low crime rates. For the reasons stated above, the construction project proposed by Mikmada is a threat in many ways. It's evident that Mikmada doesn't care about this community; they don't know this community. They are simply trying to cram in as many residences as possible to turn the biggest profit. They have no concern of its impact to existing homeowners. I deeply urge the City of Hamilton and its councillors to reject this proposal.

Respectfully,

[Redacted signature block]

cc. Brad Clark, Councillor Ward 9

cc. Kathy Archer, HWDSB Trustee Ward 9

cc. Louis Agro, HWCDSD Trustee Ward 9

cc. Mayor Andrea Horwath

Morton, Devon

From: [REDACTED]
Sent: Monday, January 23, 2023 8:14 PM
To: Morton, Devon
Cc: Clark, Brad; agrol@hwcdsb.ca; kaarcher@hwdsb.on.ca; Office of the Mayor
Subject: Mikmada (Paramount) Inc. UHOPA-23-005 & ZAC-23-006
Attachments: Mikmada Paramount Inc. UHOPA-23-005 & ZAC-23-006.docx

Hi Devon,

Please find attached, our concerns and opposition to the above project - especially noting it's impact to St. Paul Catholic Elementary School and Billy Green and the surrounding neighbourhood.

Respectfully,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Re: Notice of Complete Applications by Mikmada (Paramount) Inc. for an Urban Hamilton Official Plan and Zoning By-Law Amendment Application for Lands Located at 1065 Paramount Drive, Stoney Creek, (Ward 9)

Files: UHOPA-23-005 & ZAC-23-006

I hereby request that the City remove my personal information from the public record.

Please notify me of the decisions of the City of Hamilton regarding both the Official Plan Amendment Application (UHOPA-23-005) and Zoning By-Law Amendment Application (ZAC-23-006)

I strongly object to this application for the following reasons:

- **Child Safety & Crime**

An 8 Storey apartment building along with high-density townhomes adjacent to two elementary school playgrounds is unacceptable. Having 299 strangers watching their children every day is cause for concern for parents, teachers & staff. The increased amount of traffic also poses safety risks for the elementary school children, as the traffic in front of both Billy Green and St. Paul school is already more than the streets can handle. Putting so many people in such a small area right next to elementary schools will more than likely attract more criminal activity than a less populated area would.

- **Infrastructure**

- This community is not designed or set up to handle another 299 residences in such a small area. Where will all these children go to school? Both schools already have portables.
- Can our water and sewer system handle 299 new residences in this area? Highly unlikely as this community was not built for so many more houses 40+ years ago when it was laid out.
- The massive increase in traffic will create unsafe road conditions and increase the air pollution
- The plan allows for 309 parking spaces for 299 residences which seems grossly under what is needed. If any of the residences have more than one car per household where will the extra vehicles park? Where will visitors park?

- **Existing Community**

Will such a high-density development devalue all of the homes in the area?
What about structural damage done to surrounding homes should the developer have to blast in order for it to put in their proposed underground parking lot beneath the 8 Storey apartment?
What about the years of constant daily construction, noise and other pollution forced upon an existing community when there is no need for such a high-density development.

The urban boundary has already been expanded by 2200 hectares, therefore there is absolutely no need or reason for such a high rise in a very established neighbourhood. The highest building in the area is a 3 Storey building on Paramount. Building an 8 Storey apartment building is completely out of line with the entire community.

- **Due Diligence**

Please forward all of the Due Diligence studies that the developer has submitted, including but not limited to Environmental studies (Waste Water, Sewage, Air pollution, etc), Urban planning studies and all other studies submitted for this high-density residential 1 proposal.

Name:

Address:



Morton, Devon

From: [REDACTED]
Sent: Tuesday, January 24, 2023 5:53 PM
To: Morton, Devon
Cc: Clark, Brad; KAArcher@hwdsb.on.ca; AgroL@hwcdsb.ca; Office of the Mayor
Subject: 1065 Paramount Drive Stoney Creek

January 24, 2023

Re: Notice of Complete Applications by Mikmada (Paramount) Inc. for an Urban Hamilton Official Plan and Zoning By-Law Amendment Application for Lands Located at 1065 Paramount Drive, Stoney Creek, (Ward 9)

Files: UHOPA-23-005 & ZAC-23-006

I hereby request that the City remove our personal information from the public record.

Please notify me of the decisions of the City of Hamilton regarding both the Official Plan Amendment Application (UHOPA-23-005) and Zoning By-Law Amendment Application (ZAC-23-006)

I strongly object to this application for the following reasons:

- **Child Safety & Crime**

An 8 Storey apartment building along with high-density townhomes adjacent to two elementary school playgrounds is unacceptable. Having 299 strangers watching their children every day is every parent's worst nightmare. The increased amount of traffic also poses safety risks for the elementary school children, as the traffic in front of both Billy Green and St. Paul school is already more than the streets can handle. Putting so many people in such a small area right next to elementary schools will more than likely attract more criminal activity than a less populated area would.

- **Infrastructure**

- This community is not designed or set up to handle another 299 residences in such a small area. Where will all these children go to school? Both schools already have portables.
- Can our water and sewer system handle 299 new residences in this area? Highly unlikely as this community was not built for so many more houses 40+ years ago when it was laid out.
- The massive increase in traffic will create unsafe road conditions and increase the air pollution
- The plan allows for 309 parking spaces for 299 residences which seems grossly under what is needed. If any of the residences have more than one car per household where will the extra vehicles park? Where will visitors park?

- **Existing Community**

Will such a high-density development devalue all of the homes in the area?
What about structural damage done to surrounding homes should the developer have to blast in order for it to put in their proposed underground parking lot beneath the 8 Storey apartment?
What about the years of constant daily construction, noise and other pollution forced upon an existing community when there is no need for such a high-density development.

The urban boundary has already been expanded by 2200 hectares, therefore there is absolutely no need or reason for such a high rise in a very established neighbourhood. The highest building in the area is a 3 Storey building on Paramount. Building an 8 Storey apartment building is completely out of line with the entire community.

- **Due Diligence**

Please forward all of the Due Diligence studies that the developer has submitted, including but not limited to Environmental studies (Waste Water, Sewage, Air pollution, etc), Urban planning studies and all other studies submitted for this high-density residential 1 proposal.

Please save our wonderful quiet community.



Morton, Devon

From: [REDACTED]
Sent: Tuesday, January 24, 2023 11:05 PM
To: Morton, Devon; Clark, Brad; John Parente
Subject: Re: 1065 Paramount Drive Neighbourhood Meeting

Good Evening Devon

Has the planning committee come to a decision regarding this development already and this meeting is just a courtesy?

I don't believe we fall under the Rural department as we are in Ward 9 of the City of Hamilton?

I have sent questions to Tracy regarding this project and the planned use.

Where are the children supposed to attend school? Both schools adjacent to the land are already full and both have portables.

Paramount Drive was just repaved and islands added as well for safety for children.

Who is paying the bill once the sewer lines, hydro lines and water lines are installed? Paramount will have to be redone again.

The traffic volume in the area will increase in a huge way. Not to mention the construction mess it will create to the area.

Looking forward to your response to these few questions.

Regards

[REDACTED]

On Tue, Jan 24, 2023 at 5:46 PM Morton, Devon <Devon.Morton@hamilton.ca> wrote:

Good evening,

At the request of Councilor Clark, a Neighbourhood Meeting has been scheduled regarding the proposed development at 1065 Paramount Drive, Stoney Creek.

This is an opportunity for members of the public to voice their concerns and learn more about the proposal.

Details of the Neighbourhood Meeting are attached and below:

January 11, 2023

Re: Notice of Complete Applications by Mikmada (Paramount) Inc. for an Urban Hamilton Official Plan and Zoning By-Law Amendment Application for Lands Located at 1065 Paramount Drive, Stoney Creek, (Ward 9)

Files: UHOPA-23-005 & ZAC-23-006

I hereby request that the City remove my personal information from the public record.

Please notify me of the decisions of the City of Hamilton regarding both the Official Plan Amendment Application (UHOPA-23-005) and Zoning By-Law Amendment Application (ZAC-23-006)

I strongly object to this application for the following reasons:

- **Child Safety & Crime**
An 8 Storey apartment building along with high-density townhomes adjacent to two elementary school playgrounds is unacceptable. Having 299 strangers watching their children every day is cause for concern for parents, teachers & staff. The increased amount of traffic also poses safety risks for the elementary school children, as the traffic in front of both Billy Green and St. Paul school is already more than the streets can handle. Putting so many people in such a small area right next to elementary schools will more than likely attract more criminal activity than a less populated area would.
- **Infrastructure**
 - This community is not designed or set up to handle another 299 residences in such a small area. Where will all these children go to school? Both schools already have portables.
 - Can our water and sewer system handle 299 new residences in this area? Highly unlikely as this community was not built for so many more houses 40+ years ago when it was laid out.
 - The massive increase in traffic will create unsafe road conditions and increase the air pollution
 - The plan allows for 309 parking spaces for 299 residences which seems grossly under what is needed. If any of the residences have more than one car per household where will the extra vehicles park? Where will visitors park?
- **Existing Community**
Will such a high-density development devalue all of the homes in the area?
What about structural damage done to surrounding homes should the developer have to blast in order for it to put in their proposed underground parking lot beneath the 8 Storey apartment?
What about the years of constant daily construction, noise and other pollution forced upon an existing community when there is no need for such a high-density development.

The urban boundary has already been expanded by 2200 hectares, therefore there is absolutely no need or reason for such a high rise in a very established neighbourhood. The highest building in the area is a 3 Storey building on Paramount. Building an 8 Storey apartment building is completely out of line with the entire community.
- **Due Diligence**

Please forward all of the Due Diligence studies that the developer has submitted, including but not limited to Environmental studies (Waste Water, Sewage, Air pollution, etc), Urban planning studies and all other studies submitted for this high-density residential 1 proposal.

Name:
Address:



Morton, Devon

From: [REDACTED]
Sent: Thursday, January 26, 2023 4:10 PM
To: Morton, Devon
Cc: Clark, Brad; KAArcher@hamilton.ca; Agrol@hamilton.ca; Office of the Mayor
Subject: Re:Notice of Complete Applications by Mikmada(Paramount) inc. for an Urban Hamilton Official Plan and Zoning By-Law Amendment Application for Lands Located at 1065 Paramount Dr, Stoney creek, (Ward 9)

Re: Notice of Complete Applications by Mikmada (Paramount) Inc. for an Urban Hamilton Official Plan and Zoning By-Law Amendment Application for Lands Located at 1065 Paramount dr, Stoney creek, (Ward 9)

Files: UHOPA-23-005 and ZAC-23-006

I request that the city remove our personal information from the public record.

Please notify us of the decisions of the City of Hamilton regarding both the official plan amendment application (UHOPA-23-005) and the zoning by-law amendment application (ZAC-23-006)

We strongly oppose this application. We have lived in this area for the past 10 years and we love our neighbourhood. We moved here for the small community and quiet beautiful parks and trails.

Our kids go to school at Billy Green, which is right next door to this address. The traffic that exists is already too much and if an 8 story building along with townhomes goes in, this will increase the amount of cars significantly, making it unsafe for our children. The plan for 309 parking spots doesn't seem realistic for 299 residents. With many families having 2 cars our streets around the schools would be packed. What would this do to our environment and our sewer systems? Can they even handle this? Not to mention all the kids that would be moving into these residents, where would they go to school? Both Billy Green and St Pauls already have portables. Our area was not set up for this and as a community we don't want this happening to our well established neighbourhood.

Please forward all of the due diligence studies that the developer has submitted, including but not limited to Environmental studies (waste water, sewage, air pollution, etc.), Urban planning studies and all other studies submitted for this high density residential 1 proposal.

[REDACTED]

Morton, Devon

From: [REDACTED]
Sent: Thursday, January 26, 2023 11:17 PM
To: Morton, Devon
Subject: Zoning changes between Billy green school and St. Pauls school.

My name is [REDACTED]

I would like information on future meetings.

I am writing to you as it was my idea to have this field become a bean field on June 17th 2012. I created a program and invented a few things, the company I worked with asked what I would like in return, I asked for part of Burlington street to be renamed Nikola Tesla Blvd. Created a mental health department for children, asked for yellow flowers, tiger lilies, and on the tenth year for black flowers to be planted on the Lincoln Alexander hwy. and for the field in between Billy Green school and St. Paul's catholic school to become a field of soy beans. After 9 years and 51 weeks since after my vision of it becoming a soy bean field, it was sold. I have been informed of the housing development that could be on said land.

I would like further information about the files. UHOPA-23-005 & ZAC-23-006

For lands located at 1065 Paramount Drive, Stoney Creek. Located beside Billy green elementary public school and St. Paul's catholic school.

With both having kindergarten on the side of the current weed field, previously the beautiful soy bean field pictures provided,





my first of many concerns being of which what could and is a safety factor to the children if construction were to commence. Were and are there plans to blast? As underground parking is also being planned. My second concern, is it really the best idea to have this many housings built between two children's public schools? I wonder some days, who's idea it was to sell the land? and who profits from all of this? The children could watch how the field grew producing food for people to eat, how they will grow up with good memories and won't have to watch ugly weeds grow, such as how it used to be before the soy bean field, but now could face watching buildings and parking lots grow.

January 26, 2023

RE: Notice of Complete Applications by Mikmada (Paramount) Inc. for an urban Hamilton official plan and zoning By-Law amendment application for lands located at 1065 Paramount Drive, Stoney Creek-Ward 9

Files: UHOPA-23-005 & ZAC-23-006

I hereby request that the city remove my personal information from the public record.

Please notify me of the decisions of the City of Hamilton regarding both the official plan amendment application (UHOPA-23-005) and zoning By-Law amendment application (ZAC-23-006).

I strongly object to this application for the following reasons:

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An 8 story apartment building along with high-density townhomes adjacent to two elementary school playgrounds and across the street from a daycare is unacceptable. Having 299 strangers watching their children every day is cause for concern for parents, teachers & staff. The increased amount of traffic also poses safety risks for the elementary school children, as traffic in front of both Billy Green and St. Paul school is already more than the streets can handle. The increase in population for such a small area, right next to elementary schools and daycares, could also attract more criminal activity than a less populated area would.

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- o This community is not designed to handle another 299 residences in such a small area. Where will all these children go to school? Both schools are already at a high capacity with numerous portables.
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- o There will be a massive increase to traffic in the area which will create unsafe road conditions and increased air pollution.
- o The plan allows for 309 parking spaces for 299 residences which seems deficient to what would be truly needed. What about additional cars per households? Where will the visitors park? The overflow of parking will end up on our side streets which already are full of street parking. This will impact snow removal in the winter as our city will be unable to complete a thorough job if we have additional street parking.

- **Existing Community**

What will be the impact to our property values if you are adding such a high-density development in our backyard? What about any possible structural damage caused to surrounding properties should the developer have to blast to put in the proposed underground parking lot? What about the years of constant daily construction, noise and pollution which will be forced upon an existing community?

The urban boundary has already been expanded by 2200 hectares, therefore there is absolutely no need or reason for such a high-density build in a very established residential neighborhood. The highest building in the area is a 3-story home for seniors on Paramount. An 8-story apartment building, and townhome complex is unnecessary for this small community.

- **Due Diligence**

Please forward all the Due Diligence studies that the developer has submitted, including but not limited to Environmental studies (wastewater, sewage, air pollution, etc.), urban planning studies and all other studies which have been submitted for this high-density residential 1 proposal.

NAME(S)

SIGNATURE

ADDRESS



January 26, 2023

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NAME(S) _____

SIGNATURE _____

ADDRESS _____



January 26, 2023

RE: Notice of Complete Applications by Mikmada (Paramount) Inc. for an urban Hamilton official plan and zoning By-Law amendment application for lands located at 1065 Paramount Drive, Stoney Creek-Ward 9

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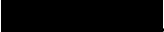
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NAME(S)  _____

SIGNATURE  _____

ADDRESS  _____

January 27, 2023

Re: notice of complete applications by Mikmada (Paramount) Inc. for an Urban Hamilton Official Plan and Zoning by law Amendment Application for lands located at 1065 paramount drive, Stoney Creek (Ward 9).

Files UHOPA-23-005 & ZAC 23-006

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3) Existing Community

Will such a high density development devalue all of the homes in this area? What about the structural damage done to surrounding homes should the developer have to blast in order for it to put in their proposed underground parking lot beneath the 8 Storey apartment building?

The urban boundary has already been expanded by 2200 hectares therefore there is absolutely no need or reason for such a high rise in a very established neighborhood. the highest building in the area is a three story building on paramount. Building an 8 story apartment building is completely out of line with the entire community.

4) Due Diligence

Please forward all of the due diligence studies with the developer has submitted, including but not limited to environmental studies (waste water sewage air pollution etc), urban planning studies and all other studies submitted for this high density residential one proposal.

Sincerely,

[REDACTED]

[REDACTED]

Stoney Creek, ON L8J 1P6

January 27, 2023

Re: Notice of Complete Applications by Mikmada (Paramount) Inc. for an Urban Hamilton Official Plan and Zoning By-Law Amendment Application for Lands Located at 1065 Paramount Drive, Stoney Creek, (Ward 9)
Files: UHOPA-23-005 & ZAC-23-006

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Due Diligence

Please forward all of the Due Diligence studies that the developer has submitted, including but not limited to Environmental studies (Waste Water, Sewage, Air pollution, etc), Urban planning studies and all other studies submitted for this high-density residential 1 proposal.

Name: [REDACTED]
Address: [REDACTED]
Email: [REDACTED]

Morton, Devon

From: [REDACTED]
Sent: Friday, January 27, 2023 12:41 PM
To: Morton, Devon
Cc: Clark, Brad; KAArcher@hwdsb.on.ca; AgroL@hwcdsb.ca; Office of the Mayor
Subject: Proposed Development at 1065 Paramount Dr.
Attachments: proposed development on paramount letter.docx

Good afternoon,
Please see the attached letter regarding my concerns about the proposed development on Paramount Drive. This plan would have a significant negative impact on our community and our children.
Thank you,
[REDACTED]

Re: Notice of Complete Applications by Mikmada (Paramount) Inc. for an Urban Hamilton Official Plan and Zoning By-Law Amendment Application for Lands Located at 1065 Paramount Drive, Stoney Creek, (Ward 9)
Files: UHOPA-23-005 & ZAC-23-006

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Address: [REDACTED]

January 27, 2023

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Files: UHOPA-23-005 & ZAC-23-006

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Name: [REDACTED]

Address: [REDACTED]

Morton, Devon

From: Clark, Brad
Sent: Friday, January 27, 2023 2:37 PM
To: [REDACTED]
Cc: Morton, Devon; Ribaric, Robert
Subject: RE: City Project between St Paul Billy Green

Hi [REDACTED],

Thank you for your letter.

I am sharing your letter with Devon Morton, City Planner. We have created a database to capture everyone that has expressed an interest in this application. Please note that we do not share this data with the Developer.

Respectfully yours,

Brad

Councillor Brad Clark
Ward 9 - Upper Stoney Creek
Room 262, 71 Main Street West
Hamilton, ON L8P 4Y5

Office: [905 546-2703](tel:9055462703)
Cell: [905 977-0679](tel:9059770679)
brad.clark@hamilton.ca
www.bradclarkreport.ca



CONFIDENTIALITY NOTICE: This electronic communication and attached material is intended for the use of the individual or institution to which it is addressed and may not be distributed, copied or disclosed to any unauthorized persons. This communication may contain confidential or personal information that may be subject to the provisions of the **Freedom of Information and Protection of Privacy Act** or the **Personal Health Information Protection Act**. If you have received this communication in error, please return this communication to the sender and permanently delete the original and any copy of it from your computer system. Thank you for your co-operation and assistance.

From: [REDACTED]
Sent: Wednesday, January 18, 2023 10:06 AM
To: Clark, Brad <Brad.Clark@hamilton.ca>
Subject: City Project between St Paul Billy Green

Good Morning,

I am sure that you have received 100s of emails regarding the plan for an apartment building being built in between our schools.

We are in agreement with the current letter circulating that we DO NOT want this.

The area around the school is already problematic just getting the kids to school safely. I spend nearly an hour of my day just dropping off and collecting my children from the school due to small city streets and ZERO parking.

Please add our names to this list.



Get [Outlook for Android](#)

January 26, 2023

RE: Notice of Complete Applications by Mikmada (Paramount) Inc. for an urban Hamilton official plan and zoning By-Law amendment application for lands located at 1065 Paramount Drive, Stoney Creek-Ward 9

Files: UHOPA-23-005 & ZAC-23-006

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NAME(S)

SIGNATURE

ADDRESS



Re: Notice of Complete Applications by Mikmada (Paramount) Inc. for an Urban Hamilton Official Plan and Zoning By-Law Amendment Application for Lands Located at 1065 Paramount Drive, Stoney Creek, (Ward 9)
Files: UHOPA-23-005 & ZAC-23-006

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Name: [REDACTED]

Address: [REDACTED]

Morton, Devon

From: [REDACTED]
Sent: Friday, January 27, 2023 4:42 PM
To: Morton, Devon; Clark, Brad; KAAArcher@hwdsb.on.ca; AgroL@hwcdsb.ca; Office of the Mayor
Subject: Objection

January 27, 2023

Re: Notice of Complete Applications by Mikmaga (Paramount) Inc. for an Urban Hamilton (Zoning By-Law Amendment Application for Lands Located at 1065 Paramount Drive, Stone)
Files: UHOPA-23-005 & ZAC-23-006

Thereby request that the City remove my personal information from the public record.

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Infrastructure

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Sent from my iPhone

Morton, Devon

From: [REDACTED]
Sent: Friday, January 27, 2023 4:43 PM
To: Morton, Devon; Clark, Brad; KAAArcher@hwdsb.on.ca; AgroL@hwcdsb.ca; Office of the Mayor
Subject: Objection

January 27, 2023

Re: Notice of Complete Applications by Mikmaga (Paramount) Inc. for an Urban Hamilton Official Plan and Zoning By-Law Amendment Application for Lands Located at 1065 Paramount Drive, Stoney Creek, (Ward 9)
Files: UHOPA-23-005 & ZAC-23-006

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Sent from my iPhone

Morton, Devon

From: [REDACTED]
Sent: Sunday, January 29, 2023 10:23 AM
To: Morton, Devon
Cc: Clark, Brad; Ribaric, Robert; agrol@hwcdsb.ca; kaarcher@hwdsb.on.ca
Subject: FW: Mount Albion Estates - Paramount Drive - Against Proposed re-zoning of land between Billy Green Elementary Public School and St. Paul Elementary Catholic School - Email and information request

Importance: High

Dear Mr. Morton:

It is with great sadness that this month, while walking, we saw the proposed re-zoning of the land between Billy Green Elementary Public School and St. Paul Elementary Catholic School on Paramount Drive.

We have been residents of this Community for almost 40 years and are totally against this proposal!!!

- ***If the intention of the purchaser was to re-zone the area why did they purchase the land in the first place? The definition of re-zoning is as follows:***
-
- ***“What does re-zone mean? Here are all the possible meanings and translations of the word re-zone. To change the zoning assigned to a piece of property by the Planning and Zoning Commission of a Government that determines proper and legal use for land.”***

If the Government and the Planning and Zoning Commission has designated the land between Billy Green School and St. Paul School to be used for a certain reason and not one single thing has changed in the Community since that Community was built in that period of time why would we, as a Community, ever want to change or re-zone that area?

As you see in the subject line above. This Community is **Mount Albion Estates**. It was originally a Cherry Tree Farm that cornered Mud Street and Mount Albion Drive. There was never an intention nor thought that this area would have an eight story apartment building or stacked townhouses. As far as the eye can see, there is no building in this Community that is over two stories high. Your proposed change would absolutely ruin the Community which we have loved and lived and worked for years.

We have been told that builders come in with these extravagant proposals so that there is a compromise or that the Community can settle so that the builder gets the deal they want but the Community loses. Let me say that there are no compromises of this Community. We live in Robinson built homes that have a 100% approval rating and we see that the builder that has bought this land has a 29% approval rating.

Negative Impacts:

- 1) Traffic Flow – there are only two entrances and exits in and out of the survey and we cannot accommodate anymore traffic to get in and out onto the main road. That one issue alone is a huge safety issue!!!!
- 2) Safety will be largely impacted not only from a traffic point of view but from a child point of view attending school.

- 3) Both schools are already at capacity with older families moving out and younger families moving in. Just in our area alone, three new families have moved in in the past two years with children attending St. Paul School. It is normal circle of life.
- 4) Sunlight into both schools will be jeopardized.
- 5) There is currently a walkway from Paramount Drive to St. Paul School to accommodate the children from all over and this would be impacted.
- 6) The Skyline will be ruined.
- 7) Crime will increase.
- 8) Noise will increase.
- 9) Traffic, noise and light pollution will increase.

May we suggest a few alternatives for the land: The land has been used to plant soybeans, we believe, for quite some time.

- a) Maybe the City or the Hamilton Wentworth District School Board or the Hamilton Wentworth Catholic School Board or maybe all three in coordination should buy back the land and consider working in conjunction to do the following:
 - 1) Create sustainable garden area for students to include in their curriculum (horticulture) and plant and grow food. In addition, along with people of the Community who already live in townhouses, the elderly from the Retirement Home, could rent space to grow food and those monies could go to the School Boards.
 - 2) Picnic tables so the children could eat their lunch or snacks outside again along with people of the Community who do not have access.
 - 3) An outdoor rink so the children could go skating outside in the winter again along with members of the Community who could also use this space.
 - 4) Create a type of bicycle camp where the children can learn to ride and other schools could come to the area as well to bike and hike. Maybe bicycles could be rented (for people who do not have any) to ride the trails behind Paramount Park.

These are just a few suggestions that would enhance our Community and would not destroy it. We will be attending the forthcoming meeting whenever this is planned.

-Please will you forward:

- a) **A copy of the proposed "Rezoning Application" or Official Plan Amendment and any other information pertaining to this proposal so that we can STOP the rezoning!!!**
- b) **A copy of the site plan.**
- c) **A copy of the zoning ordinance.**
- d) **Is the Neighbourhood Meeting, which is taking place on February 16th, before or after the rezoning meeting? The rezoning meeting should follow the Neighbourhood Meeting!!!**

Thank you.
Kind regards,
Sincerely,

[REDACTED]

Morton, Devon

From: [REDACTED]
Sent: Thursday, February 2, 2023 11:20 PM
To: Clark, Brad; Morton, Devon; Office of the Mayor
Subject: Proposed Development on Paramount Drive

We just found out about this proposal yesterday and have passed on the information to neighbours on our street.

The response thus far everyone is extremely upset, or to put it bluntly pissed. We have been here since 1986 and are outraged over kneecapping this community with this proposal. The whole neighborhood is up in arms over this proposal.

The townhouses should be in line with the current townhouses in the neighborhood, with height and spacing.

There should not be any building above 3 stories in this area.

This will turn Paramount Drive into a highway with the number of cars and traffic that will be immensely backed up as there are only 2 ways to enter or exit the area. What will the air quality and noise pollution be, when you have cars backed up all over paramount? There are people going to work, schools, lunch time, end of school, people coming home from work every weekday from Sept to June. These roads will be busy and with 2 schools in the community will children be at risk? If any child gets hurt, those who approve this rezoning sleep well, as this is on you!

Parking, where in the world do these parking studies come from? A cracker jack box? If you have 299 new residences, does one really think 300 parking spaces is adequate? Most working people require 2 cars, and if you think 20 visitor parking spaces will be enough, think again. Those visitor parking spaces are taken up by people with 2 cars every day.

On top of that, the rest of the cars will be on all the side streets every day in front of your house. Reality check, they will need min. 600 spaces to not impact the surrounding side streets. Those residents in the side streets will not have parking for their visitors. This is utter BS. This will affect the quality of life for everyone in this community.

Snow Removal, hmm how efficient will that be, there will be cars on every side street. Let me see what will our planners do?

Hey, let's put up signage that you can only park on one side during the beginning and end of the month. So, the result is let's upset more residents on side streets that are further away, unless there are church goers and start parking at the church, God Bless them!

Crime, as an East Ender for 50 years, you tend to know problem areas, be it Tindale court, Parkdale Melvin area or Delawana Dr area, just to name a few. What is the common theme in those areas? Those involved in the approval process are prepared to approve this proposal and expose children in 2 schools right in the area and our community to this? For those that approve this zoning, this is on you.

Home Devaluation, it does not take a genius to figure out how this will turn out, every home owner just got shafted.

If there are any Sewer back up issues will the City be held to account? If a funnel overflows, it is because more is going in than going out. Seems every summer we are getting those 100-year storms. Infrastructure can only handle so much.

I only bring it up as we know the track record of dysfunctional leadership, only billions of litres of raw sewage over a

4-year period by Cootes paradise. This debacle will cost millions to Hamilton Taxpayers. There should have been charges, those in charge jailed and big fines to individuals for gross negligence. Those in charge should have been held to account. The same rules should apply to City Leadership just like private industry. I won't even bring up FLY By Night engineering for the Red Hill Parkway another beauty.

How about the Ancaster Solution, 36 unit Luxury Condos, 18 Luxury townhouses something more reasonable that would not ruin the current landscape in this community.

I would like to be informed of all decisions now that I am aware of this rezoning proposal.

Unfortunately, I do not have a lot of faith in those in office that will determine the outcome for what was a prominent community from becoming a sardine community. This is going to be a disaster for all of the current residents here.



Morton, Devon

From: [REDACTED]
Sent: Monday, February 6, 2023 1:28 PM
To: Morton, Devon
Cc: Clark, Brad
Subject: Zoning at 1065 Paramount Dr. Stoney Creek

Hello Sir

We are appalled that the City is even considering this Zoning bylaw application!!!
We moved to this area and paid good money to be in a quiet neighbourhood. This development would Put an additional 500 to 600 automobiles on the street within 200 feet of my Home this is not acceptable.

Picture that many cars at your place of residence.

When the church at Mud & Paramount was built they excavated about,10 feet so that it wasn't tall looking for the area . What happened since then?????

I will copy my Alderman who lives 6 houses from my Home, and bring it up with him as well.

All of the neighbours are just as peeved as us, this is a ridiculous idea!

[REDACTED]

Morton, Devon

From: [REDACTED]
Sent: Monday, February 13, 2023 12:16 PM
To: Morton, Devon
Cc: Clark, Brad; Office of the Mayor
Subject: Re-zoning of 1065 Paramount Drive

Dear Mr. Devon Morton,

My family and I are vehemently opposed to the re-zoning of the above property to accommodate an albatross of an apartment building. It will destroy the essence of the entire neighbourhood.

An 8 story building with 197 apartments, along with 102 townhouses shoehorned into this small area is definitely ill-conceived. Some of the reasons are as follows:

- 1) The apartment building with 197 apartments will house at least 400 people, which will likely mean at least 300 automobiles. The 181 underground parking spaces are insufficient. Where will the overflow vehicles park, in the school yards?
- 2) The 102 townhouses means at least another 250 people and least 150 automobiles. The 102 parking spaces, and only 26 visitor parking spaces, is also insufficient.
- 3) The proposed location is between 2 elementary schools. The adjacent roads, particularly Paramount Drive, are congested already with cars and school buses at the beginning and end of the school days. The additional cars due to these new proposed residences will only increase the safety concerns at these times.
- 4) The local schools are already overloaded and not able to appropriately accommodate the anticipated increase in children from these proposed residences. It will mean bussing to other schools, increasing costs and additional bus traffic.
- 5) An 8 story apartment building will sacrifice the privacy of residents in houses bordering the building.
- 6) There aren't any other high rise apartment buildings in this area for miles around. It just doesn't fit in this area. There are many other areas in the city where such a building to be erected.

Any multi-story apartment building at this location should not be any higher than the present apartment building across from this site.

Again, this proposed re-zoning is a non-starter for me and my family, long-time residents of this area, and should not be permitted.

Sincerely,

[REDACTED]

Morton, Devon

From: [REDACTED]
Sent: Monday, February 13, 2023 11:31 AM
To: Morton, Devon
Subject: Ultra density development

Hello Devon. Regarding the purposed rezoning of 1065 Paramount Drive, as a neighborhood we are extremely against this project. The very idea that you want to cram 300 units into such a tiny piece of land is very shocking and disturbing. This insane development will serve nobody but the greedy developer and the city of Hamilton and it's never ending quest for more tax dollars. A conservative estimate of 1000 people living on only 4 acres of land is absolutely wrong. Government employees like yourself should be forced to live with the destruction and chaos you create. We are not against development in our neighborhood and if it was just the townhouses or apartments I wouldn't even be writing too you however your greed and marxist social engineering plans are disgusting. Human being are not blocks of wood that people like you feel they can stack and rearrange to your liking. I would truly feel sorry for anyone forced to live in this ant colony. Please revise your plans!

Thx

[REDACTED]

Morton, Devon

From: [REDACTED]
Sent: Wednesday, February 15, 2023 12:01 PM
To: Tracy Tucker
Subject: Paramount rezoning

*** Exercise caution. This is an EXTERNAL email. DO NOT open attachments or click links from unknown senders or unexpected email. ***

Hello. The insane idea that you want to build 300 residential units in a tiny 4 acre field is shocking and disturbing. Your Marxist social engineering project is absolutely anti human. People like yourself should be forced to live in the chaos and destruction your create.

Have a great day!

Morton, Devon

From: [REDACTED]
Sent: Wednesday, February 15, 2023 11:39 AM
To: Morton, Devon
Subject: [****POSSIBLE SPAM]Rezoning paramount dr

This project is absolutely not what this neighborhood needs and will only serve the developer and the City of Hamilton. The idea of housing that many people in such a cramped area is inhumane and its hilarious that you people call it "high density" as if you are saving the planet. It's all about money and nothing more. I hope your moving in to that development !

[REDACTED]

Morton, Devon

From: [REDACTED]
Sent: Wednesday, February 15, 2023 9:49 PM
To: Morton, Devon
Cc: Clark, Brad
Subject: Against rezoning of 1065 Paramount Drive

Mr. Morton,

RE: Rezoning of 1065 Paramount Drive, Stoney Creek

NOTE: We hereby request that the City remove our personal information from the public record.

We are writing to let the City of Hamilton know that we are against the rezoning of 1065 Paramount Drive, Stoney Creek.

The proposed 299 units poses numerous concerns including traffic, parking and density concerns.

The proposed development, including an 8 storey apartment building does not fit with the current landscape of the area; this is too high for the neighbourhood and for the size of the area (4 acres).

This development would increase the amount of traffic which is concerning, especially with 2 schools nearby. Traffic is already an issue around the schools.

Also, with 299 units, parking will be an issue even with an underground parking garage for the 8 storey apartment building.

We sincerely hope that the City will take listen to our concerns and numerous others in the neighbourhood and stop this from happening.

Sincerely,

[REDACTED]

Morton, Devon

From: [REDACTED]
Sent: Thursday, February 16, 2023 8:55 PM
To: Morton, Devon
Subject: Paramount Dr. Development

I attended the meeting tonight re this development. I have no objections and hope it will proceed.

[REDACTED]

Sent from my iPad

Morton, Devon

From: [REDACTED]
Sent: Sunday, February 19, 2023 10:54 PM
To: Morton, Devon; Clark, Brad
Subject: Re: Resident feedback re:Rezoning application - UHOPA-23-005 & ZAC-23-006

Councillor Clark and Mr. Devon Morton ,

Please read below my concerns regarding the above mentioned Paramount Drive property rezoning .

As a resident of this neighbourhood for the past 22 years and after reviewing the information sent by Devon... and attending the "open house" meeting. Our entire family is 100% opposed to this plan. We are open to a reasonable solution, however the 8 story building at this location is a total insult to the community.

The building should not exceed the height of the townhouses being proposed.

I would like to be included in all future communications regarding this matter. We as a community need to have full transparency and be treated as stake holders in this process.

Issue to date:

- 1) Lack of inclusiveness - why did the city do the bare minimum until the meeting was held to inform the community? As tax payers, when an oversized building is being proposed and the majority of the community is not informed the optics are very bad and it showed by the sentiment in the meeting.
- 2) Having the presenter talk down to the community audience with flippant comments like "if you like to stay here and downsize buy my condo" and "parking takes care of itself" and "shadows" and the odd tissue box analogy was insulting and unprofessional.
- 3) Presenter avoiding and unprepared to answer the real issues, such as parking, traffic, school zone overcrowding, school zone speed. Is John aware that since the boulevards have gone in there have been several car accidents right in front of the lot in the school zone.
- 4) Where is the timeline of events and milestones to the rezoning application and project plan? Did not see anything on that during the meeting just guesses.
- 5) Sign pollution - how many more traffic signs will be added? There is already too much signage.
- 6) Felkers Falls over populated already with cars parking all over the street every weekend, adding 1000 people and 400+ cars in the area won't help with this problem we are already experiencing.
- 7) Proximity of oversized building to the school and school yards. During the meeting there was no information on how the HWDSB feels about this as well as the attendees to those school. It was mentioned that the HWDSB has no issues, have they asked the families that will be attending this school?

8) Impact to the newly completed road redesign and replacement. Will the project cover all costs and the city assume no costs to any road rework? We just used tax money to fix this and although that experience was not good either it is completed.

9) What city commitments were provided to the project owners and consultants prior to spending capital on survey and geo studies etc? I ask this as there appears to be a lot that went on before the community new anything about this. This type of process is not inclusive and goes against the morals we expect as tax payers. We are tax payers and deserve respect from our local government. Secretly informing only the minimum amount of people is not what we expect at all. We expect better than the minimum.

10) Is this proposal going to be an anchor to rubber stamp future proposals in the areas. Feels like our community is about to be invaded with tower cranes. We don't want tall Buildings in this area that is why we choose to live hear.

11) The is no precedence for any tall building like this in this area or neighbouring areas. A three story building went in with no issues.

These are some but not all concerns as we work through catching up to the secrecy that has occurred.

We are opposed to this plan but realize some development has to happen and we as tax payers would like a solution fit for this community as that is what we expect from our planning department and councillors that we help fund.

Regards,

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

Morton, Devon

From: [REDACTED]
Sent: Saturday, February 18, 2023 11:31 AM
To: Clark, Brad; Office of the Mayor; Morton, Devon; Ribaric, Robert; KAArcher@hwdsp.on.ca; AgroL@hwcdsb.ca
Subject: Albion Estates-Paramount Project
Attachments: Paramount Project.docx

Pardon the intrusion, we were at the Albion Estates Paramount Project meeting the other night, it was an emotional meeting with residents from the community. There are some issues that I hope are reviewed and find some middle ground without compromising safety in any way. What is very clear to me, this will be a very challenging process to mitigate through.

Regards,
[REDACTED]

Morton, Devon

From: [REDACTED]
Sent: Wednesday, February 22, 2023 8:08 AM
To: Clark, Brad; Morton, Devon
Subject: Morning Brad and Devon,

[REDACTED] I attended the meeting at the Salvation Army re: the Rezoning at 1065 Paramount Drive. Guessing a small amount of guests were expected as only a few chairs were set up. Judging by how many residents attended, this development is unwanted. Adult Living complex similar to the one at Mistywood and Paramount with ample parking would be welcomed. Just look at the townhomes on Paramount across from Cineplex Theatre. The parking spills over to the theatre all along Paramount. I grew up on Beacon Avenue in the Huntington Park community area. The Blue Fountain apartments, 7 stories high, their parking always spilled over to our street. Cars were left for days on end. This community is begging for this not to happen in our area. We are grateful and very comfortable the way things are. Our property taxes afford for us to keep it this way.

[REDACTED]
Sent from my iPad

Morton, Devon

From: [REDACTED]
Sent: Tuesday, February 21, 2023 6:45 PM
To: Clark, Brad; Morton, Devon
Subject: Rezoning on Paramount Drive

We are adding our voice to the rezoning of the parcel of land on Paramount Drive from Industrial to Residential. As home owners [REDACTED] our concerns are many. The congestion on Paramount during school hours with school buses, cars, foot traffic, city buses and residents leaving or returning from work is huge. Two elementary schools on either side of the property have many children crossing Paramount for lunch at Venice Beach Pizza when no crossing guard is available. Paramount Street has been narrowed to one lane with long medians planted with perennials that restrict the view and direction of traffic . Already many drivers pull U-turns when exiting existing plazas the wrong way. Adding 299 units with more than 2 or 3 people per unit plus more than one car for many units it's very likely it will add 700 plus people and conservatively 400 to 500 cars to the immediate area. Add to that extra school buses to handle children bused to other schools since St. Paul's and Billy Green are already adding portables for existing students and more city buses added to the route in the future we feel the situation is an accident waiting to happen. Since the plans are already 40 parking spots short ..cars will end up on side streets adding to blocking the sight lines of drivers using the street for access to Felkers Falls parking.

We also have a real concern for the conservation area at Felkers Falls that is overrun with off road bicycle riders racing through the trails putting sensitive natural resource areas at risk. Although everyone is welcome to visit the Falls an influx of hundreds of people will have a huge impact on sensitive areas.

Please consider our concerns before a child is hurt or worse.

[REDACTED]

Sent from my Bell Samsung device over Canada's largest network.

February 21, 2023

**Attention: Devon Morton, City of Hamilton, Planning and Economic Development Department
Development Planning – Rural Team**

Charlie Toman, Senior Project Manager , Development Planning – Rural Team

Councilor Brad Clark, Ward 9

S. Robichaud, Director of Planning and Chief Planner, Planning Division

A. Fabac, Director Development Planning

Mayor Andrea Horwath

Re: Complete applications by Mikmada(Paramount)Inc for an Urban Hamilton Official Plan and Zoning By-law amendment Application for lands located at 1065 Paramount Drive, Stoney Creek, (Ward 9) File No. ZAC-23-006

After attending the community meeting on February 16th , nothing was shared that changed my mind on opposing the proposed rezoning of the above-mentioned land. There were a lot of emotional questions that could not be addressed by the presenter but there were also a lot of valid questions that the presenter by-passed with pat answers, which were not received well by the residents, such as “the parking will take care of itself” and “more eyes on the park”

The allotted Parking spot numbers did not add up using Canada's average of 1.5 cars per household and 1.7 cars for a family of 3 or more. Having said that do the houses with garage also have driveways? The apartment building definitely does not have enough parking based on average of the Canadian average of cars per household. Also the presenter(IBM) mentioned an increase in population of 500 people. Based on 2.56 persons per household you are looking at an increase close to 800 people . We should not be basing reports needed to justify the project on best case scenario but rather on worst case scenario so that the city isn't blind-sighted after the fact.

Traffic and safety of pedestrians were major areas of concern by those attending. The local neighborhood traffic will surge during morning and evening rush hours causing traffic issues during critical times for the existing neighborhood. The traffic surge during morning rush hours will also negatively impact safety for children. During school drop off at both Billy Green and St. Pauls the traffic is horrendous and already difficult getting out to Paramount for streets facing the proposed development. A quick visit during drop off and pickup by someone in the planning committee will confirm this statement

The idea that the area was chosen because it is a walk-able site due to parks, school, shopping and transportation did not address that many of the 500 residents will likely be working outside this walk-able site therefore traffic and parking issues will increase.

We have lived in this area for 43 years and throughout that time we have never worked within a bus route. Our children had to be driven to activities. A vehicle was needed to grocery shop and it is still

needed unless you want to restrict yourself to one grocery store. A vehicle was needed and still is to attend a church service unless you belong to the churches in the immediate community. Young families need to be open to daycare outside the neighborhood since reality is there are only so many spaces in each facility. We have never been able to exist with 1 vehicle and from what is apparent neither can the young families of today. This is reality. Fiction is .92 cars per household. So the community is walk-able for leisure not so much for necessities.

Schools in the area already appear to be overcapacity and portables have been erected, which as anyone can attest it is not the best environment for our children. For that reason alone the council should not approve high density residential area that creates or exacerbates a situation that will cause school concurrency to fail for this proposal and/or other approved plans.

The 8 story building is inconsistent with the area. The fact that a small amount of notices were sent and yet the turnout for the meeting was apparently a record high should be a good indication that the rezoning plan is not being received well by current residents. The underground parking was also a major concern for those attending. The construction of such a structure will cause major inconveniences for schools, transportation , and day to day living for the existing residents, not to mention disruption to new landscape of our road and islands.

The residents have begun a Facebook account "**Stoney Creek Residents against re-zoning of 1065 Paramount Drive**" and within 4 days it has grown to 212 members. This should give you the City of Hamilton a good indication of our stand on this project.

I urge you to give serious consideration to the legitimate concerns of the residents that have made this community their home. **I urge you to not approve the proposed rezoning.**

It was very evident by the attendance at the February 16th meeting , discussions with neighbors after the meeting and the effort being put into researching the development and the builder by residents that my opinions are shared by many.

Best Regards

A solid black rectangular redaction box covering the signature area.

Morton, Devon

From: [REDACTED]
Sent: Thursday, February 23, 2023 12:22 PM
To: Clark, Brad; Morton, Devon; tracy.tucker@ibigroup.com
Subject: 1065 Paramount Drive: files UHOPA-23-005 & ZAC-23-006

From:

[REDACTED]

Good day all,

I attended the February 16, 2023 Neighbourhood Meeting at which the residential development plan for 1065 Paramount Drive was presented. After thoughtful consideration and some local reconnoitering I offer the following comments:

John, who presented the plan at the meeting, made some arguments for the suitability of a High-Density Residential development of 299 units with only 306 parking spaces on this property. I challenge some of his assertions.

1: "This is a walkable community with local shopping availability." While there are two small shopping plazas very close by people would not be able to purchase, other than a few groceries, many things they need on a regular basis.

2: "Public transit is readily available." Public transit in Upper Stoney Creek is infrequent and very slow. What might be a ten minute or less drive can easily take 30 minutes or more on the bus. I walk my dog three times a day and sometimes see buses go by; at least half of which are completely empty. In today's high speed society very few people are willing to use public transit because it is too slow and too inconvenient.

3: "Parking will take care of itself." The proposed development is woefully lacking in parking spaces. With the usual standard of 1.5 spaces, 299 units require 450 parking spaces. If this development goes ahead as planned there will significant parking issues. The neighbouring streets cannot absorb an increase of 150 vehicles parked overnight, everynight. Some future residents at 1065 Paramount WILL park on local private properties, ie: school, church, business and even nearby townhouse condominium parking lots.

4: "The insufficient parking in the development might encourage some residents to not have a car, better for the planet." This is just plain fantasy!

5: "The eight storey apartment building will be in the least intrusive place on the property." Any eight storey building in this neighbourhood will be intrusive no matter where it is located.

6: "The increased traffic, especially mornings and afternoons, will have no impact on the safety of the children using the two school crossings." These crossings are less than 100 meters north or south of the entrances to the development. Adding 600 plus vehicle trips daily to this area of Paramount Drive will result in increased risk for everyone using it, pedestrians, cyclists, and drivers. The intersections at Paramount Drive and Mud St., both on the east and west sides, will also become much busier with

rush hour delays in making turns adding to the risk of accidents. Of note: The segment of Paramount Drive from Audubon St. N. to Mud St. is .7K long, with a total of eight intersections, three entrances to businesses, two entrances to Billy Green School, two school crossings, one church entrance, and three driveways. Putting a high-density development with two entrances in the middle of this short stretch of road seems like a bad idea.

And lastly, my fantasy: The apartment building will be reduced to four storeys. This will still be higher than any other building in the area but much more acceptable. More importantly, this would reduce the number of units to about 200, with about 300 parking spaces. It would also lessen the traffic impact. I know we need more housing and I like idea of this development being affordable for middle-income people. This is a fantastic neighbourhood to live in and I am happy to share its space with a more appropriate mid-density development.

Thank you for considering my comments. I would like to receive further information on the rezoning and planning as it happens.

██████████

Morton, Devon

From: Van Rooi, James
Sent: Wednesday, February 22, 2023 1:39 PM
To: [REDACTED]
Cc: Clark, Brad; Office of the Mayor; Deneault, Sara; Morton, Devon
Subject: RE: Paramount Drive Rezoning, Mikmada (Paramount) Inc.

Good afternoon [REDACTED], thank you for your email.

This email is to confirm that your comments regarding planning applications UHOPA-23-005 & ZAC-23-006 have been received.

Your comments will be included and discussed in a staff report presented to the Planning Committee as part of the required public hearing. Please note, that at this time a public hearing has not been scheduled for Planning Committee. When we do have a Planning Committee date, you will be notified and will receive a copy of the staff report in advance.

Please note comments and concerns are forwarded to the applicant for their information with your personal information removed.

Thank you.

James Van Rooi, *MCIP, RPP*
Senior Planner (Rural Team)

Development Planning,
Planning & Economic Development Department
City of Hamilton
71 Main Street West, 5th Floor
Hamilton ON L8P 4Y5
p. 905.546.2424 ext. 4283
f. 905.546.4202
e. James.VanRooi@hamilton.ca

From: [REDACTED]
Sent: Wednesday, February 22, 2023 10:48 AM
To: Van Rooi, James <James.VanRooi@hamilton.ca>
Cc: Clark, Brad <Brad.Clark@hamilton.ca>; Office of the Mayor <Officeofthe.Mayor@hamilton.ca>
Subject: Paramount Drive Rezoning, Mikmada (Paramount) Inc.

To All Concerned,

I have significant opposition to the proposed development plans for the Mikmada (Paramount) building project. **An eight storey apartment building is too high** for the existing Albion Estates community, and in fact, too high for the entire Upper Stoney Creek community. Existing structures have been limited to **3 stories** (Plan M-181) and that restriction must be carried forward for any new developments. An eight story building will dominate over the entire

community to the north of Mud St. Low and high density development should be integrated and compatible in density, height, and building setbacks. **This project is NOT compatible with the existing community.** A townhouse community similar to the townhouses to the north of Billy Green School should be pursued.

The proposed location of the apartment building is too close to the existing Billy Green Elementary School and impacts on the safety, cleanliness and culture of the school. A setback of six meters from the property line of the school is not nearly adequate. The increase of vehicle traffic so close to both Billy Green Elementary School and St. Paul Catholic Elementary School will be an **extreme safety risk** to the children of these schools. Furthermore, both of these schools are at capacity and using portable classrooms. Additional children residing in this new proposed development will result in further overcapacity and lower quality of education to the existing students.

The **lack of adequate parking** proposed for this new building project (0.92 parking places per unit for apartment and one parking space per townhouse) will result in more cars being parked in on neighbourhood streets that are already overcrowded and causing safety concerns. The current standard of providing 1.5 parking spaces per unit must be enforced. Furthermore, Ackland St. is extremely busy with visitors to the **Felkers Falls Conservation Area**. **A traffic study should be required to determine the impact of this proposed development on this residential area** as well.

I thank you for your time in considering these objections.

If you are not the appropriate person to receive this communication, please advise me who is.

And please ensure that I am put on any lists for future communications regarding this project.

Yours sincerely,



L8J 1H5

Morton, Devon

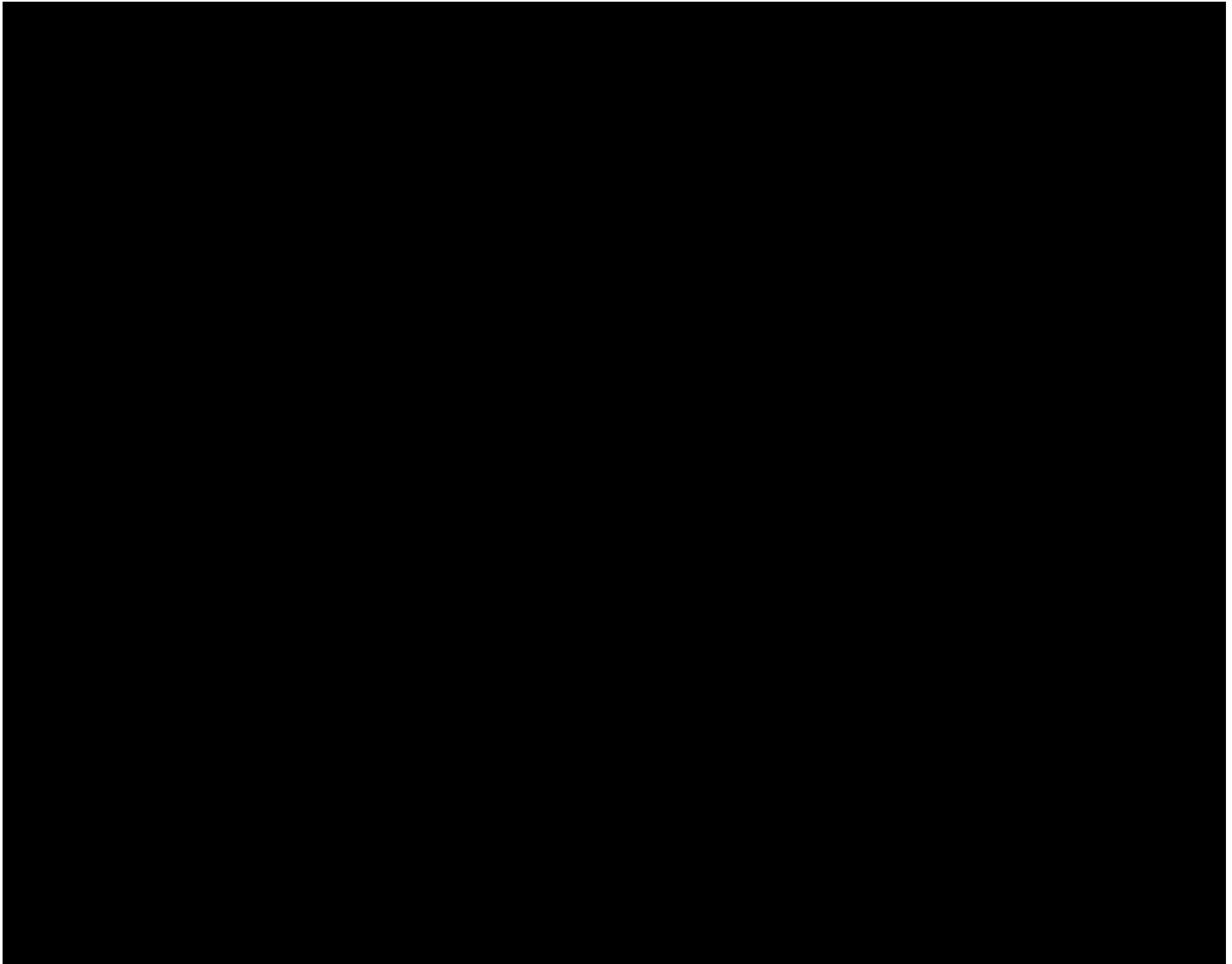
From: [REDACTED]
Sent: Sunday, February 26, 2023 9:30 AM
To: Morton, Devon
Cc: Clark, Brad; Tucker Tracy
Subject: Re: 1065 Paramount Drive Neighbourhood Meeting
Attachments: 137764_PTL_Notice-of-Neighbourhood-Meeting_2023-02-16.pdf

Devon

As a follow up to the presentation on Feb 16 I would like to propose that the Planning Department consider limiting the proposed apartment building to Institutional only for seniors and a maximum of 2 story's as this would minimize the number of cars in the complex and our area.

This design would be similar to the existing seniors building along Paramount and a more likely compromise between the neighbourhood and the design consultant.

Regards
Bob



January 24, 2023

Dear Resident:

NOTICE OF NEIGHBOURHOOD MEETING TO PRESENT THE RESIDENTIAL DEVELOPMENT AT 1065 PARAMOUNT DRIVE, STONEY CREEK

On behalf of our client; Mikmada (Paramount) Inc., we have submitted formal planning applications to the City of Hamilton for the property known as 1065 Paramount Drive, Stoney Creek. In order to present the project to the public, Arcadis IBI Group is holding a Councillor initiated Neighbourhood Meeting.

The proposed development is for a High-Density Residential development consisting of 299 units. The development will be comprised of a mix of three (3)-storey and three and a half (3.5)-storey stacked townhouses, and an eight (8)-storey apartment building. Parking for the development will be provided in an underground parking garage for the apartment unit and upon surface driveways for the stacked townhouses, and at-grade visitor parking.

The Neighbourhood Meeting is schedule as follows:

DATE: February 16, 2023

TIME: 6:00pm to 8:00pm

**LOCATION: Salvation Army Winterberry Heights Church
300 Winterberry Drive, Stoney Creek**

The doors will open at 6:00pm and the formal presentation will begin at 6:15pm followed by a question-and-answer session. At this meeting a description of the proposed development application will be presented.

This Notice is being sent out to all property owners within 200m of the subject lands.

For further information concerning this development project, please contact the undersigned.

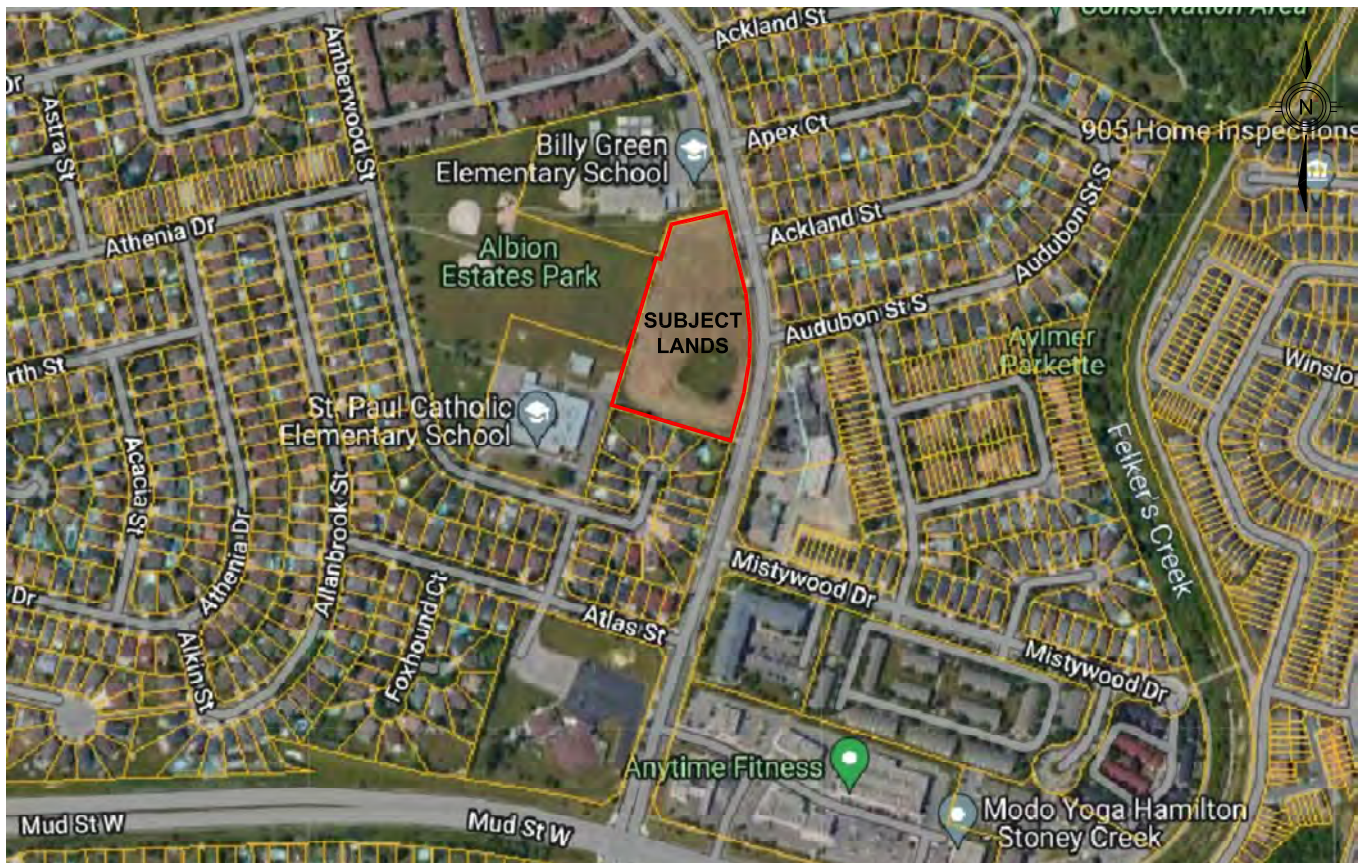
Yours truly,
Arcadis IBI Group



Tracy Tucker | BAA, CPT
Sr. Project Manager
Email: tracy.tucker@ibigroup.com
Phone: 905-546-1010 ext. 63120

cc: Councillor Brad Clark | Ward 9 – Upper Stoney Creek
Charlie Toman | Senior Project Manger – Rural Team, City of Hamilton
Devon Morton | Planner II, City of Hamilton
Adam Nesbitt, Mikmada (Paramount) Inc. | Owner

NOTICE OF NEIGHBOURHOOD MEETING



DEVELOPMENT APPLICATION

WHY: TO PRESENT THE PROPOSED DEVELOPMENT OF A MIX OF THREE (3)-STOREY AND THREE AND A HALF (3.5)-STOREY STACKED TOWNHOUSES AND AN EIGHT (8)-STOREY APARTMENT BUILDING LOCATED AT 1065 PARAMOUNT DRIVE, STONEY CREEK

**WHERE: THE SALVATION ARMY WINTERBERRY HEIGHTS CHURCH
300 WINTERBERRY DRIVE
STONEY CREEK, ON L8J 3Y1**

WHEN: THURSDAY FEBRUARY 16, 2023 FROM 6:00 - 8:00PM

From: [REDACTED]
To: [Van Rooi, James](#)
Subject: [****POSSIBLE SPAM]1065 Paramount Drive
Date: Tuesday, February 21, 2023 9:24:13 PM

Good Evening James

Question, the open house meeting does it constitute a statutory public meeting or it is a question and answer meeting.

Can you provide details to the entire group on the date & time of the next open house?

Or simply provide me the info and I will share it to the group.

Regards

[REDACTED]

From: [Clark, Brad](#)
To: [Anita Marshall](#)
Cc: [Ribaric, Robert](#); [Morton, Devon](#); [Van Rooi, James](#)
Subject: RE: Proposed land use on Paramount Dr.
Date: Monday, February 27, 2023 1:39:48 PM

Hi [REDACTED]

Thank you for attending this public meeting. While I expected a large turn-out, I was surprised by the size of the crowd.

Please be advised that our city staff have not made any recommendations on the development. There are ongoing discussions with the developers planner regarding density. My hope remains that we can find a way to a more reasonable intensification. I will continue to advocate for the ways and means to lower the height of the building and provide additional parking.

Regardless your names will be added to the database of interested parties. You will be notified of the next public meeting.

If you wish to chat further, please call 905 977-0679.

Respectfully yours,

Brad

Councillor Brad Clark
Ward 9 - Upper Stoney Creek
Room 262, 71 Main Street West
Hamilton, ON L8P 4Y5

Office: 905 546-2703
Cell: 905 977-0679
brad.clark@hamilton.ca
www.bradclarkreport.ca

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-----Original Message-----

From: [REDACTED]
Sent: Friday, February 17, 2023 6:19 PM
To: Clark, Brad <Brad.Clark@hamilton.ca>
Subject: Proposed land use on Paramount Dr.

Hi Brad

We have lived here 40 years & love it. Having attended the meeting Thursday night @ the Salvation Army Church, I'm shocked at the anger demonstrated by some.

I learned a lot from the presentation and understand that if we want to increase affordable living space we must think in terms of building upwards in order to avoid exploiting precious farmland and urban sprawl.

The proposal was thoughtfully crafted and explained. I can see & understand that this is the pathway to the future. One only has to look at Europe and it's' condensed housing in large cities to understand this.

My issues of the proposal are: 1) parking density that could spill over into the neighbourhood. Could a "visitors parking lot" be considered? 2) Heavy traffic onto Paramount Dr. I would like to see results of such a study at the next meeting.

On the matter of the apartment building's height, decreasing the number of stories would be a favourable compromise.

Regards,

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

Sent from my iPhone

From: [Clark, Brad](#)
Cc: [Jeff](#); [Morton, Devon](#); [Van Rooi, James](#); [Ribaric, Robert](#)
Subject: RE: New Development on Paramount between St. Paul & Billy Green School
Date: Monday, February 27, 2023 1:06:44 PM

Good afternoon [REDACTED]

First, I would like to thank you for attending this public meeting. I believe the attendance exceeded 250 people. While I expected a large crowd I did not expect that crowd.

Please be advised that our city staff have not made any recommendations on the development. There are ongoing discussions with the developers planner regarding density. My hope remains that we can find a way to a more reasonable intensification. I will continue to advocate for the ways and means to lower the height of the building and provide additional parking.

Regardless your names will be added to the database of interested parties. You will be notified of the next public meeting.

If you wish to chat further, please call 905 977-0679.

Respectfully yours,

Brad

Councillor Brad Clark
Ward 9 - Upper Stoney Creek
Room 262, 71 Main Street West
Hamilton, ON L8P 4Y5

Office: [905 546-2703](tel:9055462703)

Cell: [905 977-0679](tel:9059770679)

brad.clark@hamilton.ca

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From: [REDACTED]
Sent: Tuesday, February 21, 2023 6:45 PM
To: Clark, Brad <Brad.Clark@hamilton.ca>
Cc: [REDACTED]
Subject: New Development on Paramount between St. Paul & Billy Green School

Hi Brad - We would like to express our concerns regarding the new development being proposed on Paramount Drive between St. Paul's Elementary School and Billy Green Public School.

As a resident on Audubon Street South, we strongly disagree with the development of a high density residential development consisting of 300 units and placing a completely out of place 8 story building between 2 elementary schools. With the additional capacity being proposed, we have safety concerns for the children in this area based on this development.

Parking and road traffic will be a huge issue at Mud & Paramount coming off the link. This area will become a safety and congestion issue. Supporting parking of 300 units with 1.5 vehicles per unit is a concern within that space and we can see it spilling onto our neighbourhood streets. The building will be completely out of place as there is nothing higher than 4 stories within miles of this area. This development proposes only a downside to existing residents while benefiting only the developer.

During the meeting held last Thursday at Salvation Army Heights Church (which had great attendance and was at full capacity plus standing room), it was evident that nobody was in favour of this development.

Let us know what the next steps are for changing/limiting this development and who else we should contact regarding this concern.

Thank you,

[REDACTED]
Resident on Audubon St South

From: [Morton, Devon](#)
To: [REDACTED]
Cc: [Clark, Brad](#); [Tracy Tucker](#); [Van Rooi, James](#); [Fabac, Anita](#); [Robichaud, Steve](#)
Subject: RE: 1065 Paramount Drive: files UHOPA-23-005 & ZAC-23-006
Date: Thursday, February 23, 2023 12:25:17 PM
Attachments: [image001.png](#)

Hi [REDACTED]

Thank you for your email and for providing fulsome comments on the application(s).

Your concerns have been noted and will be included in the staff report to Planning Committee (date to be determined).

Please note, no decision has been made at this time.

For your information, I will be transitioning into a new position within the corporation. As such, Senior Planner James van Rooi (cc'd) will be assuming carriage of this file moving forward. Please contact James (cc'd) should you need anything further.

Thank you,

Devon M. Morton, MCIP, RPP (he/him/his)
Planner II (Rural Team)
Development Planning
Planning & Economic Development Department
City of Hamilton, 71 Main St. W, 5th floor, L8P 4Y5
Ph: (905) 546-2424 ext. 1384
Email: Devon.Morton@hamilton.ca



From: Audrey Woods <awoods@bell.net>
Sent: Thursday, February 23, 2023 12:22 PM
To: Clark, Brad <Brad.Clark@hamilton.ca>; Morton, Devon <Devon.Morton@hamilton.ca>; tracy.tucker@ibigroup.com
Subject: 1065 Paramount Drive: files UHOPA-23-005 & ZAC-23-006

From:

[REDACTED]

Good day all,

I attended the February 16, 2023 Neighbourhood Meeting at which the residential development plan for 1065 Paramount Drive was presented. After thoughtful

consideration and some local reconnoitering I offer the following comments:

John, who presented the plan at the meeting, made some arguments for the suitability of a High-Density Residential development of 299 units with only 306 parking spaces on this property. I challenge some of his assertions.

1: "This is a walkable community with local shopping availability." While there are two small shopping plazas very close by people would not be able to purchase, other than a few groceries, many things they need on a regular basis.

2: "Public transit is readily available." Public transit in Upper Stoney Creek is infrequent and very slow. What might be a ten minute or less drive can easily take 30 minutes or more on the bus. I walk my dog three times a day and sometimes see buses go by; at least half of which are completely empty. In today's high speed society very few people are willing to use public transit because it is too slow and too inconvenient.

3: "Parking will take care of itself." The proposed development is woefully lacking in parking spaces. With the usual standard of 1.5 spaces, 299 units require 450 parking spaces. If this development goes ahead as planned there will significant parking issues. The neighbouring streets cannot absorb an increase of 150 vehicles parked overnight, everynight. Some future residents at 1065 Paramount WILL park on local private properties, ie: school, church, business and even nearby townhouse condominium parking lots.

4: "The insufficient parking in the development might encourage some residents to not have a car, better for the planet." This is just plain fantasy!

5: "The eight storey apartment building will be in the least intrusive place on the property." Any eight storey building in this neighbourhood will be intrusive no matter where it is located.

6: "The increased traffic, especially mornings and afternoons, will have no impact on the safety of the children using the two school crossings." These crossings are less than 100 meters north or south of the entrances to the development. Adding 600 plus vehicle trips daily to this area of Paramount Drive will result in increased risk for everyone using it, pedestrians, cyclists, and drivers. The intersections at Paramount Drive and Mud St., both on the east and west sides, will also become much busier with rush hour delays in making turns adding to the risk of accidents. Of note: The segment of Paramount Drive from Audubon St. N. to Mud St. is .7K long, with a total of eight intersections, three entrances to businesses, two entrances to Billy Green School, two school crossings, one church entrance, and three driveways. Putting a high-density development with two entrances in the middle of this short stretch of road seems like a bad idea.

And lastly, my fantasy: The apartment building will be reduced to four storeys. This will still be higher than any other building in the area but much more acceptable. More importantly, this would reduce the number of units to about 200, with about 300 parking spaces. It would also lessen the traffic impact. I know we need more housing

and I like idea of this development being affordable for middle-income people. This is a fantastic neighbourhood to live in and I am happy to share its space with a more appropriate mid-density development.

Thank you for considering my comments. I would like to receive further information on the rezoning and planning as it happens.



From: [Ribaric, Robert](#)
To: [Van Rooi, James](#)
Cc: [REDACTED]
Subject: FW: Condo Plan for Paramount
Date: Wednesday, April 19, 2023 3:32:27 PM

Good afternoon James. Can you please include the below correspondence for the file on 1065 Paramount Drive? Thanks.

Rob Ribaric (he/him)
Assistant to Councillor Brad Clark, Ward 9
Ph: 905-546-3210 Fx: 905-546-2535
bradclarkreport.com

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**** The City of Hamilton encourages physical distancing, wearing a mask in an enclosed public space, and increased handwashing. Learn more about the City's response to COVID-19 www.hamilton.ca/coronavirus.****

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From: [REDACTED]
Sent: April 19, 2023 3:03 PM
To: Ribaric, Robert <Robert.Ribaric@hamilton.ca>
Subject: Re: Condo Plan for Paramount

Hello Robert:

Here's my email as requested

Regards..... [REDACTED]

----- Original Message -----

From: [REDACTED]

To: brad.clark@hamilton.ca

Sent: Wednesday, March 1, 2023 3:27 PM

Subject: Condo Plan for Paramount

Hello

I have recently read the article in the Stoney News concerning the development of a 299 unit which is to be an 8 story complex. I also live not far from this site and totally agree with residents that attended this meeting in their concerns. I too feel this development is very out of character to this community area

The development would bring extra traffic and parking chaos and I have a huge concern on the closeness to Billy Green School.....Parking there on schools days is very hectic in the best of times. Also the park which is close by as well

I take offense to the developer John Ariens comments on this project and his methodology of what is best for current residents

As commented in the article you have not have a position in this matter.

I hope you push that Mikmada holds another neighbouring meeting, but you as our Councillor for this ward encourage for a compromise that will meet the needs of the existing residents or stop the development entirely.

I look forward to hearing back from you on this matter and also keeping the residents informed of another upcoming meeting any more developments

Regards.

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
To: [Van Rooi, James](#)
Subject: Proposed development on Paramount Drive
Date: Sunday, February 26, 2023 1:25:53 PM

Hi James

I am sure you are getting swamped with emails regarding the proposed housing development on Paramount Drive next to Billy Green School. I too am a concerned resident that is worried about the additional traffic, safety of the kids that go to both schools, parking etc that will come with the development. I believe the general agreement is we are all opposed to the eight storey apartment building which does not fit in with the area and that a three storey building would be better.

I will be waiting the to see when the next meeting is and hopefully we can come to a made in Stoney Creek compromise which is what John was hoping for and hopefully will happen.

Have a great day

Regards

[REDACTED]

From: [REDACTED]
To: [Van Rooi, James](#)
Subject: Re: 1065 Paramount Drive
Date: Thursday, February 23, 2023 3:16:59 PM

Good Afternoon

I suggested to Brad Clark a different venue be used for the next meeting.

Perhaps Valley Park Arena. I know it has lots of seating as well as good sound equipment.

It would be appreciated if the people asking questions could be heard as well as the speaker responding.

The people at the meeting need to hear the questions and responses. This hopefully will eliminate duplicate questions unless the previous response was actually just deflected.

Hopefully we can also hear from the planning committee as well.

Regards
[REDACTED]

On Tue, Feb 21, 2023 at 9:23 PM [REDACTED] [REDACTED] wrote:

Good Evening James

Question, the open house meeting does it constitute a statutory public meeting or it is a question and answer meeting.

Can you provide details to the entire group on the date & time of the next open house?

Or simply provide me the info and I will share it to the group.

Regards
[REDACTED]

From: [Clark, Brad](#)
To: [REDACTED]
Cc: [Ribaric, Robert](#); [Morton, Devon](#); [Van Rooi, James](#)
Subject: RE: Paramount Meeting
Date: Monday, February 27, 2023 1:30:17 PM

Good afternoon [REDACTED]

Let me try to clarify as it is easy to misinterpret the Ontario planning act, especially with all of the new changes.

At the moment, the City has received an application for rezoning. The proponent, at my behest, held a public meeting outside of the planning act process. There has yet to be the required hearing under the planning act to which I believe your friend was referring.

During this time, with the assistance of the developer and their planners we can discuss and negotiate changes to their proposed development. In this case, I am hoping for a more reasonable density in their next proposal.

The developer's planner has publicly stated that he will come back with one more public meeting prior to proceeding to the requisite hearing under the planning act. I have known this planner for many years and I have found him to be honest. I have no expectation that he will double cross the residents.

I hope this helps, if not I would be happy to chat further at 905 977-0679 or over a coffee.

Respectfully yours

Brad

Councillor Brad Clark
Ward 9 - Upper Stoney Creek
Room 262, 71 Main Street West
Hamilton, ON L8P 4Y5

Office: [905 546-2703](tel:9055462703)
Cell: [905 977-0679](tel:9059770679)
brad.clark@hamilton.ca
www.bradclarkreport.ca



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From: [REDACTED]
Sent: Monday, February 20, 2023 8:55 PM
To: Clark, Brad <Brad.Clark@hamilton.ca>
Subject: Paramount Meeting

I just read this posting.

Spoke with a family member who knows zoning laws and according to the planning act. The meeting on Thursday was considered a public meeting so therefore they can pass the zoning restructure without having another meeting according to the law
Also point was made rock dust like shale and limestone are know to cause cancer if silica dust is released in the air.

Is this true? If so, why weren't we informed of this?

Why did the presenter cut the meeting short by 15 minutes as well? It was scheduled until 8pm and he ended it at 7:45pm with several people waiting to ask questions.

[REDACTED]

From: [REDACTED]
To: [Clark, Brad](#)
Cc: [REDACTED]; [Ribaric, Robert](#); [Morton, Devon](#); [Van Rooi, James](#)
Subject: Re: Stoney Creek Lakeshore Apartments
Date: Monday, February 27, 2023 1:45:11 PM

Brad

You never mentioned anything about 120 days at the meeting. This so called trump card you are saying is wrong. The next planning committee meeting is scheduled for mid March which is playing into their hands.

The people of the area have already spoken that none of us want this high density development on the property. That was made very clear at the meeting.

As our elected representative it's time that you make a clear stance to the planning committee and fellow council members that this high density development is not wanted in this area as per the voters of this fine community.

This company is trying to force high density in the area because of the cost they paid for the property. That is not our problem.

“I’ve heard this feedback from the community: What it looks like is that council was not in control of this. The optics are that the tail was wagging the dog.”

To me and others, it doesn't just look like this, it's a fact!

Regardless of personal feelings, you as our elected representative must convey the stance of the people you are representing. None of us in the area want this proposed development to proceed as laid out now.

[REDACTED]

On Mon, Feb 27, 2023 at 11:58 AM Clark, Brad <Brad.Clark@hamilton.ca> wrote:

Hi [REDACTED]

I do recall mentioning that risk at the public meeting. To be clear, even as we have discussions with the developer to try to lower densities, they still have this trump card that can be played at any time after 120 days regardless of where we are in our discussions.

Brad

Councillor Brad Clark
Ward 9 - Upper Stoney Creek
Room 262, 71 Main Street West
Hamilton, ON L8P 4Y5

Office: [905 546-2703](tel:9055462703)

Cell: [905 977-0679](tel:9059770679)

brad.clark@hamilton.ca

www.bradclarkreport.ca



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From: [REDACTED]
Sent: Saturday, February 25, 2023 1:32 PM
To: [REDACTED]; Clark, Brad <Brad.Clark@hamilton.ca>
Subject: Stoney Creek Lakeshore Apartments

Please review the attachment.

because developers can appeal to the OLT if a municipality doesn't decide on their application within 120 days of it being deemed complete

[Hamilton councillors reviewing settlement authority for Ontario Land Tribunal appeals | TheSpec.com](#)

Regards



From: [Clark, Brad](#)
To: [REDACTED]
Cc: [Ribaric, Robert](#); [Morton, Devon](#); [Van Rooi, James](#); [Kathy Archer \[Trustee\]](#)
Subject: RE: New School
Date: Monday, February 27, 2023 1:51:32 PM

Hi Bill,

I was told that this new school is replacing Tapley Town School and providing additional capacity for students east of First Rd W. All of this has been reported in local media.

There has been no indication of any changes to Billy Green School.

All of the discussions and subsequent decisions by the board were made transparent.

Brad

Councillor Brad Clark
Ward 9 - Upper Stoney Creek
Room 262, 71 Main Street West
Hamilton, ON L8P 4Y5

Office: [905 546-2703](tel:9055462703)
Cell: [905 977-0679](tel:9059770679)
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From: [REDACTED]
Sent: Friday, February 17, 2023 2:42 PM
To: Clark, Brad <Brad.Clark@hamilton.ca>
Subject: New School

I followed up on a FB group posting and found that there is a new school being built on 1st Road West.

This was from April 2022 and apparently awarded.

[Bids and Tenders - HWDSB](#)

One of the bidders was IBI.

My concern is if the school board sells Billy Green to this group building on Paramount Drive that another apartment building will result.

Why isn't there more transparency within the entire Ward?



From: [REDACTED]
To: [Tracy Tucker](#)
Cc: [Clark, Brad](#); [Van Rooi, James](#)
Subject: Re: 1065 Paramount Drive Neighbourhood Meeting
Date: Tuesday, February 28, 2023 10:46:08 PM
Attachments: [image001.png](#)

Tracy

Thank you for a copy of the presentation. As a follow up to the presentation on Feb 16 it was obvious that there was a strong opposition to the proposed 8 story apartment building at 1065 Paramount Drive. I believe It would help to minimize many of the neighbours concerns if your consulting group were to propose the following recommendation to your client Mikmada in order to come to a compromise with the residents in the area of 1065 Paramount Drive.

If you could consider a plan to provide proposed a 3 story apartment building that is similar in design to the existing Paramount Place on the corner of Mistywood and Paramount that is for seniors only it would reduce the car and building height which seem to be major issues. Moving forward this design would be a more likely compromise between the neighbourhood and your client Mikmada Homes.

Your thoughts would be appreciated.

Regards

[REDACTED]

On Feb 27, 2023, at 5:19 PM, Tracy Tucker <Tracy.Tucker@ibigroup.com> wrote:

Good evening [REDACTED]

Please see attached for our presentation from the 16th. John's Contact information is at the end. However, I am the main contact person on this file.

Thanks,
Tracy

Tracy Tucker BAA, CPT

Sr. Project Manager

Suite 200, East Wing-360 James Street North
Hamilton ON L8L 1H5 Canada
tel +1 905 546 1010 ext 63120
mob 289 237 2808



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From: [REDACTED]
Sent: Sunday, February 26, 2023 9:34 AM
To: Tracy Tucker <tracy.tucker@ibigroup.com>
Cc: Clark Brad <brad.clark@hamilton.ca>; Devon Morton <devon.morton@hamilton.ca>
Subject: Re: 1065 Paramount Drive Neighbourhood Meeting

*** Exercise caution. This is an EXTERNAL email. DO NOT open attachments or click links from unknown senders or unexpected email. ***

Tracy

Can you please forward me a copy of the presentation and contact information for the consultant speaker at the public meeting on February 16?

Regards

[REDACTED]

31 Audubon St South

On Jan 24, 2023, at 5:46 PM, Morton, Devon
<Devon.Morton@hamilton.ca> wrote:

Good evening,

At the request of Councilor Clark, a Neighbourhood Meeting has been scheduled regarding the proposed development at 1065 Paramount Drive, Stoney Creek.

This is an opportunity for members of the public to voice their concerns and learn more about the proposal.

Details of the Neighbourhood Meeting are attached and below:

Date: February 16, 2023

Time: 6:00PM to 8:00PM

Location: Salvation Army Winterberry Heights Church, 300

Winterberry Drive, Stoney Creek, L8J 3Y1

This email serves as a courtesy notification of the Neighbourhood Meeting.

The applicant has further indicated that formal notices will be sent to all registered land owners within 200 metres of the subject lands.

Please note, this is not a statutory Public Meeting as required by the Planning Act.

If you have any questions regarding the Neighbourhood Meeting, please contact the applicant directly (contact details in attached notice).

Thank you,

Devon M. Morton, MCIP, RPP (he/him/his)
Planner II (Rural Team)
Development Planning
Planning & Economic Development Department
City of Hamilton, 71 Main St. W, 5th floor, L8P 4Y5
Ph: (905) 546-2424 ext. 1384
Email: Devon.Morton@hamilton.ca



<PZS.NeighborhoodOpenHouse.2023-02-16 (Final).pdf>

From: [REDACTED]
To: [Morton, Devon](#); [Clark, Brad](#)
Cc: tracy.tucker@ibigroup.com; [Van Rooi, James](#)
Subject: Re: Paramount build
Date: Friday, February 17, 2023 9:44:44 AM

Thanks!

Last question, we've obviously voiced our concern over the additional traffic in the survey, but who do we contact about the situation that currently exists at the top of the Redhill (basically a parking lot every morning) and the LINC. In combination of this project, and the other construction sites I've seen happening, something needs to be done to move the traffic better. A lane that continues from upper Redhill to greenhill at least allows traffic to exit should an accident develop further down the highway.. Perhaps reopening the old mud street for emergency vehicles.

There's already too much traffic at the top of the hill and now we're adding so much more.

Thanks

[REDACTED]

> On Feb 17, 2023, at 9:29 AM, Morton, Devon <Devon.Morton@hamilton.ca> wrote:

>

> Hi [REDACTED]

>

> Please see the link below for access to submission material received to date.

>

> <https://cityshare.hamilton.ca/s/qyEeYJF38ZwGHH7>

>

> I will let Tracy respond regarding the presentation material.

>

> As a note, I will be transitioning into a new position within the corporation. As such, Senior Planner James van Rooi (cc'd) will be assuming carriage of this file moving forward. Please contact James should you need anything further.

>

> Thank you,

>

> Devon M. Morton, MCIP, RPP (he/him/his)

> Planner II (Rural Team)

> Development Planning

> Planning & Economic Development Department

> City of Hamilton, 71 Main St. W, 5th floor, L8P 4Y5

> Ph: (905) 546-2424 ext. 1384

> Email: Devon.Morton@hamilton.ca

>

>

> -----Original Message-----

> From: [REDACTED] >

> Sent: Friday, February 17, 2023 9:24 AM

> To: Morton, Devon <Devon.Morton@hamilton.ca>; tracy.tucker@ibigroup.com

> Subject: Paramount build

>

> Good morning,

>

> I was at the meeting last night, but was at the very back of the room due to the overwhelming response from the community.

>

> I'm wondering if I can be sent either the entire presentation, or at least the slide of the proposed development, parking suggestion and information on the proposed builder.

>

> Thanks



From: [REDACTED]
To: [Van Rooi, James](#)
Subject: Zoning meeting
Date: Monday, February 20, 2023 12:39:06 PM

Good morning,

Has a date been set for the zoning meeting for the following property on paramount drive?

UHOPA-23-005 and ZAC-23-006

Will this be a public meeting?

I assume the sign on paramount drive will be updated with the date when established in plenty of time for the residents of the neighborhood to attend.

Thanks

[REDACTED]



From: [Clark, Brad](#)
To: [REDACTED]; [REDACTED]
Cc: [Ribaric, Robert](#); [Morton, Devon](#); [Van Rooi, James](#)
Subject: RE: 1065 Paramount Dr.
Date: Monday, February 27, 2023 1:45:49 PM

Hi [REDACTED],

Thank you for sharing your objections to this proposed development.

Please be advised that our city planning staff have not made any recommendations on the development.

There are ongoing discussions with the developers planner regarding density. My hope remains that we can find a way to a more reasonable intensification. I will continue to advocate for the ways and means to lower the height of the building and provide additional parking.

Regardless your name will be added to the database of interested parties. You will be notified of the next public meeting.

If you wish to chat further, please call 905 977-0679.

Respectfully yours,

Brad

Councillor Brad Clark
Ward 9 - Upper Stoney Creek
Room 262, 71 Main Street West
Hamilton, ON L8P 4Y5

Office: [905 546-2703](tel:9055462703)
Cell: [905 977-0679](tel:9059770679)
brad.clark@hamilton.ca
www.bradclarkreport.ca



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From: [REDACTED]

Sent: Friday, February 17, 2023 3:27 PM

To: Clark, Brad <Brad.Clark@hamilton.ca>; [REDACTED]
[REDACTED]

Subject: 1065 Paramount Dr.

Strong objection to the residential development plan as presented.

The development is too dense for the neighbourhood.

The apartment building is too high at eight stories.

Parking is too limited, it will spill over into side streets

There is a safety issue with a large development so close to two schools

The amount of digging to be done for underground parking will damage basements in the area

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
To: [Clark, Brad](#); [Van Rooi, James](#); Tracy.Tucker@ibigroup.com
Subject: 1065 Paramount project objection
Date: Wednesday, March 1, 2023 8:08:57 PM

Objection to File No. UHOPA-23-005 regarding the proposed By-Law to change the land use designation from "Institutional" to "Neighbourhoods" in Schedule "E-1" of the Urban Hamilton Official Plan and to change the land use designation from "Institutional" to "High Density Residential 1" in the West Mountain Area (Heritage Green) Secondary Plan.

Objection to File No. ZAC-23-006 regarding the rezoning of the subject lands from the Small Scale Institutional "IS" Zone to a modified Multiple Residential "RM3-XX" Zone

I strongly object to the above proposals for the following reasons:

1. Unsatisfactory "Planning Justification Report" and "Urban Design Brief"

The 'Planning Justification Report' is based extensively on the Provincial governments desire to increase the number of housing units.

This is only one consideration, and given the recent extensive expansion to the Urban boundary it should be near the bottom of the list of priorities to consider, especially when the new development is in the center of a mature, established community. There are so many opposing arguments that render this High-Density "urban" proposal completely unsatisfactory as it is in the middle of a Low-Density "suburban" community (neighbourhood character; Congestion; Traffic; Safety; Pollution; Infrastructure; Mental Health; etc). The High-Density rationale does not apply to our suburb as we are a commuter-based neighbourhood that relies heavily on the Redhill Expressway and Lincoln Alexander Parkway to commute to work.

Please see the attached Addendum for a long list of points that do not adhere to the:

- Planning Act
- Provincial Policy Statement 2020
- Urban Hamilton Official Plan
- Neighbourhoods Designation General Policies
- West Mountain Area Secondary Plan
- Zoning By-laws
- Registered Professional Planners responsibility re "local needs of the community"

Furthermore, the 'Urban Design Brief' states that "the south boundary is defined by residential single dwellings screened by a densely planted landscape buffer" which is not true at all. The trees on the SW corner of the development are tall enough to provide privacy to a 3 level townhouse. However the other 3 houses in Canfield Court that back on to the South side of the lot offer no privacy to any structure over 2 stories. Nor is there any privacy for the homes on Paramount drive from the street facing Apartments and Stacked Townhouses. The townhouses will

be looking directly into the bedrooms on Canfield Court and both the apartments and townhouses will be looking directly into the living rooms on Paramount Drive. In time, these trees will one day die and/or be removed and then there would be absolutely no privacy for any of the existing residents mentioned above.

2. High-Density zoning is completely unnecessary in this Community

With the recent Urban Boundary expansion announced by the Provincial government there is absolutely no need to create a High Density development in a Low Density, mature neighbourhood. The High Density zoning does not fit with the existing character of the community, which is all Low Density. It is also in complete contradiction of section 3.3.1 which states that High Density housing is to be on the outskirts of the community, not on the interior which is exactly where it is being proposed.

3. Recent Precedent for Ward 9 regarding zoning density

Just 4 km away a new development was approved at 15 Ridgeview, which is in Ward 9 as is the proposed development at 1065 Paramount Drive. The property at 15 Ridgeview is 5hectares and a total of 105 residential units (25 single family homes and 80 three-level townhouses) was submitted and approved. That is only 21 residential units per hectare of land.

Comparatively, the proposal for 1065 Paramount Drive is on a lot that is only 1.63 hectares but they are proposing 299 residential units. The proposed density is 187residential units per hectare of land. The present by-law states a maximum 40 residents per hectare.

In regard to the 15 Ridgeview development, The Hamilton Spectator reported that Jeff Beattie (Stoney Creek councilor) said that the proposed development will be similar to the existing housing blocks that have already been built. In other words, they were very cognizant of the existing community and made every effort to ensure the new development fit in.

The closest elementary school to the 15 Ridgeview development is Eastdale which is 6 km away from it whereas the High-Density proposal for 1065 Paramount Drive is within meters of both Billy Green and St. Paul elementary schools. The safety of children making their way to both schools cannot be measured, however it is painfully obvious that having a High Density development with upwards of 600 new cars in the area coming and going during morning and afternoon rush periods will only increase the risk of traffic accidents and injuries.

4. Job Markets not easily accessible via public transit from this area

The argument provided by the planner that there is public transit right on Paramount drive which will help newcomers commute to work and will reduce the number of residents owning vehicles is not valid for this community as it is basically a suburb to Hamilton. Anyone who lives and commutes in this area knows that a bus ride to most work areas is a very lengthy, time consuming journey. A bus to downtown Hamilton takes an hour easily. This community is not close to any major job markets, most people commute. In fact many new people entering the community are probably from out of town and will certainly be driving, creating more congestion and air pollution than is necessary. This High-Density plan is inappropriate for a suburb such as ours and lends itself more to downtown where residents do in fact walk, ride or take public transit to work.

5. Traffic considerations to include the impact on the Red Hill Valley Expressway and the Lincoln Alexander Expressway

The fact is there will be more traffic. Anyone who lives in this area knows that the Red Hill Valley Parkway and the Lincoln Alexander Parkway are already stop and go every morning and afternoon. We know that the planners comment "Traffic will take care of itself" is simply not true for this area as evidenced by years of backlog on the Redhill/Linc. Adding approximately 300 more cars to the morning and evening commute is definitely going to compound this problem and traffic will only get worse.

6. Insufficient Parking

The Planner's goal of not providing enough parking spots in the hopes of attracting residents without cars is not realistic for this community because as previously stated it is a suburb in which most people commute to and from work. Most residents in this area have at least 2 cars per household, townhouses included. This is because there are very few employers in the area and the vast majority of workers have to commute. Using the HSR is a last resort because it takes forever to get anywhere and the routes are extremely limited to and from this community. The proposal allows for 369 parking spaces for 299 units instead of 558 that is presently required in our by-laws. The overflow of parking will obviously spill over to Billy Green's parking lot; the strip plaza parking lot; and neighbourhood side streets. Parking on the side streets is already a daily drama so adding all these extra cars will only increase local residents' anxiety and create so much congestion that snow plows and traffic will be an ongoing problem. Also, there are an unacceptable number of Physically Challenged Parking spots of only 6 instead of 37 as required (1%). Again, this High-Density plan is inappropriate for a suburb such as ours and lends itself more to downtown where residents are more apt to not own cars and walk/ride/transit.

7. No regard for the Character of our existing community or the mental health of existing residents

This high-density proposal in no way considers the character or desires of the local community. There is nothing like this in all of Stoney Creek. To take the last plot of land in the center of a very mature neighbourhood and change the whole complexion of it is extremely disrespectful to the existing community. Absolutely no regard has been shown for the lifelong investment residents have made to live and retire here. Not to mention the mental health issues this is creating in our community. I know for a fact that there are a LOT of residents who are quite outraged about this. The stress and anxiety this is creating is completely unnecessary. *The fact that this is listed as a major consideration for*

both Registered Professional Planners and as a ByLaw consideration but is not being addressed is cause for great concern

In conclusion, I respectfully ask the Planning Committee to reject this proposal in its entirety and start from scratch, with community involvement.

Thank you for your time and consideration.

Addendum to Objection Letter

6.1 Urban Design Brief

The height of these buildings provides a comfortable transition between higher building masses and the surrounding neighbourhood character

This is not true as the transition between a 3 storey stacked townhouse and a single family home is not a "comfortable" transition at all.

7.1 Planning Act

Planning Comment:

"The proposed layout will ensure compatibility with neighbouring land uses, by placing the lower-density three-storey stacked townhouses on the southern portion of the subject lands, adjacent to the existing single detached dwellings along Canfield Court"

This is not true as the proposal is completely incompatible with the existing community and especially the dwellings along Canfield Court and Paramount Drive.

7.2 Provincial Policy Statement

Policy 1.1.1 f)

This proposal does NOT improve accessibility for persons with disabilities and older persons because there are not nearly enough Physically Challenged Parking spots available (6 proposed 37 required)

Policy 1.1.2 is inadmissible as it is based on intensification targets "which shall be established through a future Amendment to the UHOP

Policy 1.1.3.4

Planning Comment:

The surrounding neighbourhood is comprised of primarily single detached residential dwellings and block townhouses. The abutting built form is predominantly single detached residential and open space/institutional, which makes the location of the proposed three-storey stacked townhouse units and eight-storey apartment building appropriate

This is not true either as it is extremely inappropriate to put these buildings in the center of a mature neighbourhood, which goes directly against section Policy number 3.3.1 which states that high density development should be on the outskirts of a community. Also, putting 3 storey "stacked" townhouses adjacent to single family homes is completely unacceptable.

Policy 1.4.3 b) 1.

This proposal does NOT meet the social, health, economic and well-being requirements of current and future residents! The property values will be greatly reduced for current residents; the Mental Health of current residents is already being adversely affected; an insufficient number of physically challenged parking spots will seriously impact future residents, especially as they are targeting seniors to retire there.

Policy 1.6.6

I have not seen any studies to support the claims that the existing sewage and water services can accommodate this proposal. From what I understand these studies have not yet been done.

Policy 1.6.7.4

Again, being a commuter-based community driving is essential. This proposal will NOT minimize the length and number of vehicle trips in this community.

Policy 1.8.1

The significant increase of vehicles in such a small area will increase air pollution. Also, this proposal is in a commuter's neighbourhood and will not reduce motor vehicle trips and congestion but increase them both.

7.4 Urban Hamilton Official Plan (UHOP)

Policy 2.4.1.4

Planning Comment:

It represents a form of intensification, which is compatible in terms of scale and built form with the surrounding neighbourhood, by placing the lower-density three-storey stacked townhouses on the southern portion of the subject lands, adjacent to the existing single detached dwellings along Canfield Court.

This is NOT true as the proposal is not compatible with the surrounding neighbourhood in the least. There is nothing in this neighbourhood that resembles this proposal at all. The skyline and character of the

neighbourhood will be ruined forever.

This proposal is not a compatible integration with the surrounding area!

Planning Comment:

It is not anticipated to adversely impact the existing transportation network
This is obviously not true. Any increase in traffic will adversely impact any area.

Planning Comment:

The proposed development will make more efficient use of the local road than existing conditions.

This too is not true as Paramount Drive is the only road in and out of the subdivision. Adding another 300 – 600 cars will definitely reduce its efficiency

Policy 2.4.2.2

Planning Comment:

The proposed development is a respectful form of residential intensification, as it will not result in shadowing, overlook, noise, lighting or traffic concerns. The layout will ensure compatibility with adjacent land uses,

Judging by the residents' overwhelming outrage at the February 16 meeting this proposal is anything but 'respectful' with regard to both residents or compatibility. It is not compatible with adjacent land uses nor the height, massing or scale of nearby residential buildings (single family homes). The shadows created over Billy Green Elementary school will block out sunlight until mid-day. Furthermore, there are no 'amenity' provisions at all.

Policy 3.3.2.3: Urban design should foster a sense of community pride

Not one of the 7 principles listed below were satisfied:

- a) Respecting existing character – Not at all
- b) Consistent with locale and surrounding environment – Not at all
- c) Recognizing and protecting the cultural history - No

- d) Conserving and respecting the existing build heritage features - No
- e) Conserving, maintain, and enhancing the features of its communities - No
- f) Demonstrating sensitivity toward community identity – Not at all
- g) Contributing to the character and ambiance of the community - No

Planning Comments:

The proposed development respects the existing community character, by proposing a compatible building layout with appropriate provisions,

The proposed frontage along Paramount Drive contributes to the character of the streetscape, as the four stacked townhouse blocks will be aligned with the existing street to form a consistent street wall.

Neither of these statements are true. This proposal has totally disrespected our community and the stacked townhouses are not in alignment with the existing street. The style and height of single family homes and townhouses that are already on Paramount Drive would be aligned properly, not stacked townhouses and an 8 storey apartment building.

Policy 3.3.2.4: Quality Spaces

Planning Comment:

The siting of the stacked townhouse blocks and apartment building is logical and fits within the existing neighbourhood context

This is False as it does NOT fit within the existing neighbourhood context

Policy 3.3.2.6: New development and redevelopment should enhance the character of the existing environment

Not one of the 4 sub-sections were satisfied

This is False as it does NOT enhance the character of the existing environment. In reality it will become an eyesore and will deter from the character of the existing environment destroying the skyline of the entire neighbourhood.

Policy 3.3.2.8 Urban design should promote the reduction of greenhouse emissions, ability to adapt to the impacts of a changing climate now and in the future, and protect and enhance the natural urban environment

This is false. Nothing in this proposal will reduce greenhouse emissions or protect/enhance the natural urban environment. Fewer residential units and more green space will protect and enhance the natural urban environment.

Policy 3.3.2.9 Urban design plays a significant role in the physical and mental health of our citizens.

Again, not one sub-section has been satisfied (high quality, safe streetscapes; no development of places for active and passive recreation; no variety of land uses; increased air, noise, and water pollution)

This may be the single biggest concern that is being overlooked. The mere proposal in itself has caused such intense stress and anxiety in the community. The mental health of our citizens is obviously not a concern of the developer but we as a society depend on our City officials/planners to act in our best interest. Presently the mental health of this community is on a steep decline and will get progressively worse with developments like this.

Policy 3.3.3.1

Planning Comment: As previously discussed, the proposed development has been designed to fit within the surrounding neighbourhoods, in terms of scale, and ensure adequate privacy and sunlight to neighbouring properties. It will be compatible with the surrounding low-density context,

This is not true because in no way does this development fit within the surrounding neighbourhood.

Policy 4.5.8.4

The proposed development will make more efficient use of the Collector Road, by increasing residential density on the subject lands, without hindering the current traffic flow.

This is false. More cars will undoubtedly hinder the current traffic flow. In fact, traffic flow will be at a standstill in the morning and afternoon when school starts and ends.

Policy 5.3 Lake –Based Municipal Water and Wastewater Systems

Again, I have not seen any studies to support the claim that existing systems can accommodate a development of this size. I find it hard to believe that 40+ years after planning a community that the existing infrastructure could accommodate another 299 units on such a small piece of land. Surely the planners never anticipated this happening that long ago.

Chapter E – Urban Systems and Designations

Subsection 2.6 Neighbourhoods

Scale Policy 2.6.7

Neighbourhoods shall generally be regarded as physically stable areas with each neighbourhood having a unique scale and character. Changes compatible with the existing character or function of the neighbourhood shall be permitted.

Planning Comment: The proposed development is compatible with the existing character of the neighbourhood, as a functional layout of differing typologies has been created to ensure that there are significant adverse impacts on any adjoining lands.

This is not true. It does NOT fit with the existing character of the neighbourhood and it will have a significant impact on adjoining lands, specifically residents of Canfield Court, Paramount Drive and both elementary schools.

Scale and Design - Policy 3.2.4

The existing character of established neighbourhoods designated areas shall be maintained. Residential intensification within these areas shall enhance and be compatible with the scale and character of the existing residential neighbourhood.

This proposal does not satisfy this policy at all. In fact the complete opposite is true --- the existing character is NOT maintained and intensification is NOT compatible with the existing residential neighbourhood

Policy 3.3.1

Lower Density residential uses and building forms shall generally be located in the interiors of neighbourhood areas with higher density dwelling forms and supporting uses located on the periphery.

This proposal is for the exact opposite of 3.3.1. The proposed High-Density development is right in the middle of the Low-Density neighbourhood.

Policy 3.3.2

Development or redevelopment adjacent to areas of lower density shall ensure the height, massing, and arrangement of buildings and structures are compatible with existing and future uses in the surrounding area.

This proposed development is not at all compatible with the existing areas of lower density with regard to height, massing and arrangement of buildings.

Policy 3.6.1

High Density residential areas are characterized by multiple dwelling forms on the periphery of neighbourhoods.

Again, this high-density proposal is NOT on the periphery but right in the center of the mature, low density neighbourhood

Policy 3.6.8 d)

This item is also not adhered to as the proposal has inadequate parking, amenity features and is not compatible with existing residential heights. Furthermore it will cast shadows on Billy Green Elementary school for at least 50% of the school day.

Neighbourhoods Designation – High Density Residential

DesignPolicy 3.6.8

Planning Comment: The proposed development is a respectful form of residential intensification, as it will not result in shadowing, or overlook concerns

This is not true! Residents on Canfield Court and Paramount Drive will have residents in the Stacked Townhouses and apartments looking directly in their bedrooms and living rooms, respectively.

Appendix E Highlights the Significant short-comings of the proposal

Physically Challenged Parking Spots: 1% required = 37 Proposed 6

Minimum Number of Parking Spaces: 558 required Proposed 369

Minimum Front Yard 7.5m required Proposed 3.25m

Minimum Side Yard 6.0m required Proposed 3.0m

Maximum Density 40 units/Ha Proposed 187

Minimum Landscape Open Space 50% Proposed 30%

RM3 Zone: Stacked townhouses Not permitted

Policy 6.2.6

Planning Comment: While the Institutional Designation allows for low-density residential uses, an amendment is required for the proposed development as it does not allow high-density residential uses.

One of the main reasons everyone in this neighbourhood chose to live here is because it was not zoned high-density. Obviously the City Planners had a very good reason not to zone it High Density, mainly because it is a suburb. To suddenly decide after 40+ years that the zoning should be changed to high-density simply to accommodate a developer is outrageous and nothing short of criminal to the existing community.

If we wanted to live downtown or in Toronto we would have moved there.

9 School and City Recreation Facility and Outdoor Recreation/ Parks Issues Assessment

As noted throughout this report, the subject lands directly about Billy Green Elementary School to the north and St. Paul Catholic Elementary School to the south-west. The development of the subject lands will be compatible with the surrounding institutional uses, as it does not create significant shadow impacts upon the schools

This is completely false. The 8 story apartment will completely block out any sunshine that Billy Green's kindergarten classrooms/playground presently enjoy. Furthermore, the apartments will be looking directly into the classroom windows of Billy Green school all day long.

11 Planning Justification

Registered Professional Planners ("Planners") have a responsibility to acknowledge the interrelated nature of planning decisions and the consequences for natural and human environments, and the broader public interest. The public interest reflects a balance between the local needs of the community with the interests of stakeholders. In order to determine whether the proposed development is within the public interest

Both the Councillor and the Planner stated that they have never had as many people at a public meeting in their entire careers as were present at the February 16, 2023 meeting. This in itself tells the whole story.

The unanimous outrage and opposition displayed at the meeting cannot be simply disregarded. If the above Professional Planners code of ethics is to be respected at all then based on this meeting alone the existing High-Density plan needs to be thrown out and a new Low-Density plan submitted, hopefully one that has community involvement and fits the character of the neighbourhood.

11.1 Environment

The proposed development will provide residential density in close proximity to commercial and institutional uses and allow residents to live, work and play within the same neighbourhood, thus being active transportation supportive

This is not true as very few residents work in this neighbourhood.
There are no employers of any size near this community.

The proposed development will capitalize on the advantage and provide reduced parking ratios to encourage an increase in transit usage. Overall, by promoting transit and active transportation, it decreases the need for automobile travel and greenhouse gas emissions, which contributes to a higher energy consumption and declining air quality.

In reality, this High-Density development will accomplish the complete opposite of what is stated in section 11.1

Once again, this proposal is more fitting to downtown and not a suburb like 1065 Paramount Drive. Residents living here generally need a car. This might be the case in places like downtown where it is easy to ride a bike or take a bus to work. This concept is not applicable to a suburban community that depends on driving and having an adequate traffic infrastructure, which this proposal will certainly affect in an adverse manner.

12 Conclusions and Recommendations

I would argue that it does NOT maintain the intent of the Urban Hamilton Official Plan and West Mountain Area Secondary Plan. Sure it may satisfy one such factor, to build more units, but I'm certain the original intent was much more inclusive than that: Fitting in with the Character of the existing neighbourhood; Acceptance by the existing neighbourhood; not creating traffic and parking chaos in an existing neighbourhood; not creating buildings high enough to invade upon the privacy of existing residents.

I also highly doubt that the Former City of Stoney Creek Zoning By-Law would have intended a development such as this. In fact I would argue that the Former City Planners would have shut this down immediately.

It definitely is NOT compatible with the surrounding build form.

It definitely does not represent good planning that is in the public interest. It is only in the developers best interest, not the communities.

Currently I'm running a 12-storey highrise electrical crew in Kitchener, so I'm familiar with this type of project. There is no way that you will avoid debris falling into the adjoining kindergarten playground at Billy Green elementary, children will be getting hurt and that will be on both the contractor & the city for allowing such a project. These

types of builders throw buildings up as quickly as possible & have little concern for the safety of their own crews on the jobsite, let alone the safety of elementary school children next door.

The drastic increase of traffic on a small road that will have many small children walking around from both the school and the daycare across the street poses a serious risk to not only my own children, but many other families like mine in the area.

This whole thing is a scheme to maximize quick profits at the cost to the actual hamilton residents in the area & move on, without any concern of the devastation. I am overwhelmingly opposed to this project in its proposed form, I am also concerned for the negative impact this will have on not only my children, but also my neighbours & their children.

--

Sincerely,

A large black rectangular redaction box covering the signature area.

From: [Clark, Brad](#)
To: [REDACTED]
Cc: [Morton, Devon](#); [Van Rooi, James](#); [Ribaric, Robert](#)
Subject: RE: 1065 Paramount Drive, Stoney Creek
Date: Monday, February 27, 2023 1:43:36 PM

Hi [REDACTED]

Thank you for sharing your concerns and opposition to this proposed development on Paramount.

Please be advised that our city planning staff have not made any recommendations on the development.

There are ongoing discussions with the developers planner regarding density. My hope remains that we can find a way to a more reasonable intensification. I will continue to advocate for the ways and means to lower the height of the building and provide additional parking.

Regardless your name will be added to the database of interested parties. You will be notified of the next public meeting.

If you wish to chat further, please call 905 977-0679.

Respectfully yours,

Brad

Councillor Brad Clark
Ward 9 - Upper Stoney Creek
Room 262, 71 Main Street West
Hamilton, ON L8P 4Y5

Office: [905 546-2703](tel:9055462703)
Cell: [905 977-0679](tel:9059770679)
brad.clark@hamilton.ca
www.bradclarkreport.ca



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From: [REDACTED]
Sent: Friday, February 17, 2023 5:01 PM
To: Clark, Brad <Brad.Clark@hamilton.ca>
Subject: 1065 Paramount Drive, Stoney Creek

Good afternoon Brad;

I have a very strong objection to the residential development plan as presented.

The development is too dense for this neighbourhood.

The apartment building is too high at 8 stories. It is inappropriate for this area as this is and has been a low density area.

Parking is too limited, it will spill over into side streets as well as our complex, not to mention the increased traffic flow on the main road of Paramount Drive.

There is a safety issue with a large development so close to 2 schools; as well, both schools are currently at capacity with multiple portables. It will be more than challenging for them to absorb additional multiple hundreds of students.

The amount of digging to be done for underground parking will damage basements and foundations. Many homes in this area are 40+ years old and fragile.

Please consider the concerns of the residents and the constituents that voted for you as their voice, and do not allow this development to happen.

Thank you,

[REDACTED]
[REDACTED]



Sent from my Galaxy

From: [Morton, Devon](#)
To: [Van Rooi, James](#)
Subject: FW: Morning Brad and Devon,
Date: Wednesday, February 22, 2023 9:08:20 AM

FYI

Devon M. Morton, MCIP, RPP (he/him/his)
Planner II (Rural Team)
Development Planning
Planning & Economic Development Department
City of Hamilton, 71 Main St. W, 5th floor, L8P 4Y5
Ph: (905) 546-2424 ext. 1384
Email: Devon.Morton@hamilton.ca

-----Original Message-----

From: [REDACTED]
Sent: Wednesday, February 22, 2023 8:08 AM
To: Clark, Brad <Brad.Clark@hamilton.ca>; Morton, Devon <Devon.Morton@hamilton.ca>
Subject: Morning Brad and Devon,

[REDACTED] and I attended the meeting at the Salvation Army re: the Rezoning at 1065 Paramount Drive. Guessing a small amount of guests were expected as only a few chairs were set up. Judging by how many residents attended, this development is unwanted. Adult Living complex similar to the one at Mistywood and Paramount with ample parking would be welcomed. Just look at the townhomes on Paramount across from Cineplex Theatre. The parking spills over to the theatre all along Paramount.

I grew up on Beacon Avenue in the Huntington Park community area. The Blue Fountain apartments, 7 stories high, their parking always spilled over to our street. Cars were left for days on end. This community is begging for this not to happen in our area. We are grateful and very comfortable the way things are. Our property taxes afford for us to keep it this way.

[REDACTED]

Sent from my iPad

From: [Morton, Devon](#)
To: [\[REDACTED\]](#); [Clark, Brad](#)
Cc: [Van Rooi, James](#); [Toman, Charlie](#); [Fabac, Anita](#); [Bobichaud, Steve](#)
Subject: RE: This is disturbing. . .
Date: Monday, February 27, 2023 11:43:31 AM
Attachments: [image001.png](#)

Hi [REDACTED]

Thank you for email.

I will forward this to the developer on your behalf as requested.

For your information, I will be transitioning into a new position within the corporation. As such, Senior Planner James van Rooi (cc'd) will be assuming carriage of this file moving forward. Please contact James (cc'd) should you need anything further.

Thank you,

Devon M. Morton, MCIP, RPP (he/him/his)
Planner II (Rural Team)
Development Planning
Planning & Economic Development Department
City of Hamilton, 71 Main St. W, 5th floor, L8P 4Y5
Ph: (905) 546-2424 ext. 1384
Email: Devon.Morton@hamilton.ca



From: Candace Piva <cmassullivan@hotmail.com>
Sent: Monday, February 27, 2023 11:35 AM
To: Clark, Brad <Brad.Clark@hamilton.ca>; Morton, Devon <Devon.Morton@hamilton.ca>
Subject: This is disturbing. . .

please share with the developer.
C. Piva



Stoney Creek Residents Against Paramount Drive Rezoning

Brian Dunn · 52m · Stoney Creek, Ontario · 🌐



Can you spot the kids? Can one be hit by a car? Every single one of them behind a car or out of sight! Enlarge the photo see if you spot the dozens of children, let alone parents.

Cars in the cross walk zone, it's a no stopping and or no parking zone on most of the street. Where else is there to park? The side streets with cars parked backward on the wrong side up to the stop signs? Don't even think of parking in the city bus stop, or you're just going to be told to move, be honked at, or stared down. Not enough parking as it is!

The crossing guard constantly acting as a traffic cop to protect the kids, telling cars "you can not park there" he turns his back for a second to tell that to a vehicle and a car or two pulls in, desperate to find a spot to drop off their kids on time.

This picture being taken as the bell is about to ring on Paramount outside of Billy Green public school. Parking figuring it's self out is already a dangerous situation. Don't build condos you are putting our futures, our children at risk. 🚫 — at **Billy Green School**.



Sent from my iPad

From: [Clark, Brad](#)
To: [REDACTED]
Cc: [Ribaric, Robert](#); [Van Rooi, James](#); [Morton, Devon](#)
Subject: RE: New Development on Paramount between St. Paul & Billy Green School
Date: Monday, February 27, 2023 12:38:35 PM

Good afternoon [REDACTED],

As I understand it, the current status remains as a proposal without staff recommendations. The planner indicated that he would hold another public meeting before proceeding with his next iterations. I will continue to advocate for more reasonable densities.

Our planning staff will add your names to the database to keep you informed.

Respectfully yours,

Brad

Councillor Brad Clark
Ward 9 - Upper Stoney Creek
Room 262, 71 Main Street West
Hamilton, ON L8P 4Y5

Office: [905 546-2703](tel:9055462703)
Cell: [905 977-0679](tel:9059770679)
brad.clark@hamilton.ca
www.bradclarkreport.ca



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From: [REDACTED]
Sent: Thursday, February 23, 2023 12:37 PM

To: Clark, Brad <Brad.Clark@hamilton.ca>; [REDACTED]
Subject: New Development on Paramount between St. Paul & Billy Green School

Hi Brad - We would like to express our concerns regarding the new development being proposed on Paramount Drive between St. Paul's Elementary School and Billy Green Public School.

As a resident on Athenia Drive we strongly disagree with the development of a high density residential development consisting of 300 units and placing a completely out of place 8 story building between 2 elementary schools. With the additional capacity being proposed, we have safety concerns for the children in this area based on this development.

Parking and road traffic will be a huge issue at Mud & Paramount coming off the link. This area will become a safety and congestion issue. Supporting parking of 300 units with 1.5 vehicles per unit is a concern within that space and we can see it spilling onto our neighbourhood streets. The building will be completely out of place as there is nothing higher than 4 stories within miles of this area. This development proposes only a downside to existing residents while benefiting only the developer.

During the meeting held last Thursday at Salvation Army Heights Church (which had great attendance and was at full capacity plus standing room), it was evident that nobody was in favour of this development.

Let us know what the next steps are for changing/limiting this development and who else we should contact regarding this concern.

Thanking you in advance for considering our concerns.

Sincerely,

[REDACTED]
[REDACTED]

From: [Morton, Devon](#)
To: [REDACTED]; [Clark, Brad](#)
Cc: [Van Rooi, James](#); [Toman, Charlie](#); [Fabac, Anita](#); [Robichaud, Steve](#)
Subject: RE: Resident feedback re:Rezoning application - UHOPA-23-005 & ZAC-23-006
Date: Tuesday, February 21, 2023 12:08:10 PM
Attachments: [image001.png](#)

Good afternoon [REDACTED]

Thank you for your email and for providing comments on the application(s).

Your concerns have been noted and will be included in the staff report to Planning Committee (date to be determined).

Please note, no decision has been made at this time.

For your information, I will be transitioning into a new position within the corporation. As such, Senior Planner James van Rooi (cc'd) will be assuming carriage of this file moving forward. Please contact James (cc'd) should you need anything further.

Thank you,

Devon M. Morton, MCIP, RPP (he/him/his)
Planner II (Rural Team)
Development Planning
Planning & Economic Development Department
City of Hamilton, 71 Main St. W, 5th floor, L8P 4Y5
Ph: (905) 546-2424 ext. 1384
Email: Devon.Morton@hamilton.ca



From: [REDACTED]
Sent: Sunday, February 19, 2023 10:54 PM
To: Morton, Devon <Devon.Morton@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>
Subject: Re: Resident feedback re:Rezoning application - UHOPA-23-005 & ZAC-23-006

Councillor Clark and Mr. Devon Morton ,

Please read below my concerns regarding the above mentioned Paramount Drive property rezoning .

As a resident of this neighbourhood for the past 22 years and after reviewing the information sent by Devon... and attending the "open house" meeting. Our entire family is 100% opposed to this plan. We are open to a reasonable solution, however the 8 story building at this location is a total

insult to the community.

The building should not exceed the height of the townhouses being proposed.

I would like to be included in all future communications regarding this matter. We as a community need to have full transparency and be treated as stake holders in this process.

Issue to date:

1) Lack of inclusiveness - why did the city do the bare minimum until the meeting was held to inform the community? As tax payers, when an oversized building is being proposed and the majority of the community is not informed the optics are very bad and it showed by the sentiment in the meeting.

2) Having the presenter talk down to the community audience with flippant comments like "if you like to stay here and downsize buy my condo" and "parking takes care of itself" and "shadows" and the odd tissue box analogy was insulting and unprofessional.

3) Presenter avoiding and unprepared to answer the real issues, such as parking, traffic, school zone overcrowding, school zone speed. Is John aware that since the boulevards have gone in there have been several car accidents right in front of the lot in the school zone.

4) Where is the timeline of events and milestones to the rezoning application and project plan? Did not see anything on that during the meeting just guesses.

5) Sign pollution - how many more traffic signs will be added? There is already too much signage.

6) Felkers Falls over populated already with cars parking all over the street every weekend, adding 1000 people and 400+ cars in the area won't help with this problem we are already experiencing.

7) Proximity of oversized building to the school and school yards. During the meeting there was no information on how the HWDSB feels about this as well as the attendees to those school. It was mentioned that the HWCDSD has no issues, have they asked the families that will be attending this school?

8) Impact to the newly completed road redesign and replacement. Will the project cover all costs and the city assume no costs to any road rework? We just used tax money to fix this and although that experience was not good either it is completed.

9) What city commitments were provided to the project owners and consultants prior to spending capital on survey and geo studies etc? I ask this as there appears to be a lot that went on before the community knew anything about this. This type of process is not inclusive and goes against the morals we expect as tax payers. We are tax payers and deserve respect from our local government. Secretly informing only the minimum amount of people is not what we expect at all.

We expect better than the minimum.

10) Is this proposal going to be an anchor to rubber stamp future proposals in the areas. Feels like our community is about to be invaded with tower cranes. We don't want tall Buildings in this area that is why we choose to live hear.

11) The is no precedence for any tall building like this in this area or neighbouring areas. A three story building went in with no issues.

These are some but not all concerns as we work through catching up to the secrecy that has occurred.

We are opposed to this plan but realize some development has to happen and we as tax payers would like a solution fit for this community as that is what we expect from our planning department and councillors that we help fund.

Regards,

[REDACTED]
[REDACTED]

From: [Morton, Devon](#)
To: [David Barker](#)
Cc: [Clark, Brad](#); [Fabac, Anita](#); [Robichaud, Steve](#); [Toman, Charlie](#); [Van Rooi, James](#)
Subject: RE: Resident feedback re:Rezoning application - UHOPA-23-005 & ZAC-23-006
Date: Wednesday, February 22, 2023 9:26:45 AM
Attachments: [image001.png](#)

Hi [REDACTED]

No, we do not have a flow chart that details the dates and milestones of the application.

I can however refer you to the website below that details the rezoning process at a high level.

<https://www.ontario.ca/page/applying-changes-land-use>

<https://www.ontario.ca/document/citizens-guide-land-use-planning/zoning-bylaws>

I hope this helps.

If you need anything further, please contact Senior Planner, James van Rooi (cc'd).

Thank you,

Devon M. Morton, MCIP, RPP (he/him/his)
Planner II (Rural Team)
Development Planning
Planning & Economic Development Department
City of Hamilton, 71 Main St. W, 5th floor, L8P 4Y5
Ph: (905) 546-2424 ext. 1384
Email: Devon.Morton@hamilton.ca



From: [REDACTED]
Sent: Tuesday, February 21, 2023 6:09 PM
To: Morton, Devon <Devon.Morton@hamilton.ca>
Cc: Clark, Brad <Brad.Clark@hamilton.ca>; Fabac, Anita <Anita.Fabac@hamilton.ca>; Robichaud, Steve <Steve.Robichaud@hamilton.ca>; Toman, Charlie <Charlie.Toman@hamilton.ca>; Van Rooi, James <James.VanRooi@hamilton.ca>
Subject: Re: Resident feedback re:Rezoning application - UHOPA-23-005 & ZAC-23-006

Thank you Devon,

Is there an outline or flow chart to this application process with maybe some rough dates and milestones?

Thanks again,
[REDACTED]

On Tue, Feb 21, 2023 at 12:08 PM Morton, Devon <Devon.Morton@hamilton.ca> wrote:

Good afternoon [REDACTED]

Thank you for your email and for providing comments on the application(s).

Your concerns have been noted and will be included in the staff report to Planning Committee (date to be determined).

Please note, no decision has been made at this time.

For your information, I will be transitioning into a new position within the corporation. As such, Senior Planner James van Rooi (cc'd) will be assuming carriage of this file moving forward. Please contact James (cc'd) should you need anything further.

Thank you,

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Planner II (Rural Team)
Development Planning
Planning & Economic Development Department
City of Hamilton, 71 Main St. W., 5th floor, L8P 4Y5
Ph: (905) 546-2424 ext. 1384
Email: Devon.Morton@hamilton.ca



From: [REDACTED]
Sent: Sunday, February 19, 2023 10:54 PM
To: Morton, Devon <Devon.Morton@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>
Subject: Re: Resident feedback re:Rezoning application - UHOPA-23-005 & ZAC-23-006

Councillor Clark and Mr. Devon Morton ,

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As a resident of this neighbourhood for the past 22 years and after reviewing the information sent by Devon... and attending the "open house" meeting. Our entire family is 100% opposed to this plan. We are open to a reasonable solution, however the 8 story building at this location is a total insult to the community.

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I would like to be included in all future communications regarding this matter. We as a community need to have full transparency and be treated as stake holders in this process.

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We are opposed to this plan but realize some development has to happen and we as tax payers would like a solution fit for this community as that is what we expect from our planning department and councillors that we help fund.

Regards,

[REDACTED]
[REDACTED]

From: 
To: [Clark, Brad; Van Rooi, James; Tracy.Tucker@ibigroup.com](mailto:Clark,Brad;VanRooi,James;Tracy.Tucker@ibigroup.com)
Subject: Objection to File No. UHOPA-23-005 rezoning
Date: Wednesday, March 1, 2023 11:44:47 AM

Lack of sufficient parking needs to be addressed, the surrounding neighbourhood should not have to deal with this overflow. The developer rep. Stated "Parking will take care of itself" should not be considered an appropriate solution.

Traffic increase is a very large concern due to there only being two exits from this neighbourhood.

We already have traffic and parking problems with overflow on the streets due to people visiting Felker's Falls and Paramount park.

The developer rep. mentioned the Bruce trail as a means to ease traffic, although it enhances lifestyle I don't believe it should be counted on as an alternative to proper traffic control. Please reply with comments from the conservation on this matter.

The planner glossed over the storm sewer ,waste lines and water supply lines saying the engineers said it was ok.
Was physical testing, line pressure drops and condition based inspections completed.
In light of the recent sewer overflow issues the city has experienced and the new increased inspections required to determine proper connections this should be done prior to considering any zoning change.

Developers profit margin should not be the driving force behind this zoning change

Perhaps a high school, nursing home or retirement centre might be better suited for this development project without the need for a zoning change and would be more in line with this community's intended design.

We are very concerned about our property values moving forward. This is a beautiful neighbourhood and we would like to keep it safe as a community without over populated

While we appreciate the housing shortfalls, we do not believe that overcrowding this small area would be beneficial to anyone other than the developer. High density zoning should not be considered on this property.

In closing it became apparent that the developer was ready to go to the province to address this matter, this has left me feeling that this is an uphill battle and no matter what I or my neighbours do will change the outcome.

Our community should have a say.

Below is a copy of a letter authored by one of my neighbours. I whole heartedly endorse all statements made.

Objection to File No. UHOPA-23-005 regarding the proposed By-Law to change the land use designation from "Institutional" to "Neighbourhoods" in Schedule "E-

1” of the Urban Hamilton Official Plan and to change the land use designation from “Institutional” to “High Density Residential 1” in the West Mountain Area (Heritage Green) Secondary Plan.

Objection to File No. ZAC-23-006 regarding the rezoning of the subject lands from the Small Scale Institutional “IS” Zone to a modified Multiple Residential “RM3-XX” Zone

I strongly object to the above proposals for the following reasons:

1. **Unsatisfactory “Planning Justification Report” and “Urban Design Brief”**

The ‘Planning Justification Report’ is based extensively on the Provincial governments desire to increase the number of housing units.

This is only one consideration, and given the recent extensive expansion to the Urban boundary it should be near the bottom of the list of priorities to consider, especially when the new development is in the center of a mature, established community. There are so many opposing arguments that render this High-Density “urban” proposal completely unsatisfactory as it is in the middle of a Low-Density “suburban” community (neighbourhood character; Congestion; Traffic; Safety; Pollution; Infrastructure; Mental Health; etc). The High-Density rationale does not apply to our suburb as we are a commuter-based neighbourhood that relies heavily on the Redhill Expressway and Lincoln Alexander Parkway to commute to work.

Please see the attached Addendum for a long list of points that do not adhere to the:

- Planning Act
- Provincial Policy Statement 2020
- Urban Hamilton Official Plan
- Neighbourhoods Designation General Policies
- West Mountain Area Secondary Plan
- Zoning By-laws
- Registered Professional Planners responsibility re “local needs of the community”

Furthermore, the ‘Urban Design Brief’ states that “the south boundary is defined by residential single dwellings screened by a densely planted landscape buffer” which is not true at all. The trees on the SW corner of the development are tall enough to provide privacy to a 3 level townhouse. However the other 3 houses in Canfield Court that back on to the South side of the lot offer no privacy to any structure over 2 stories. Nor is there any privacy for the homes on Paramount drive from the street facing Apartments and Stacked Townhouses. The townhouses will be looking directly into the bedrooms on Canfield Court and both the apartments and townhouses will be looking directly into the living rooms on Paramount Drive. In time, these

trees will one day die and/or be removed and then there would be absolutely no privacy for any of the existing residents mentioned above.

2. **High-Density zoning is completely unnecessary in this Community**

With the recent Urban Boundary expansion announced by the Provincial government there is absolutely no need to create a High Density development in a Low Density, mature neighbourhood. The High Density zoning does not fit with the existing character of the community, which is all Low Density. It is also in complete contradiction of section 3.3.1 which states that High Density housing is to be on the outskirts of the community, not on the interior which is exactly where it is being proposed.

3. **Recent Precedent for Ward 9 regarding zoning density**

Just 4 km away a new development was approved at 15 Ridgeview, which is in Ward 9 as is the proposed development at 1065 Paramount Drive. The property at 15 Ridgeview is 5 hectares and a total of 105 residential units (25 single family homes and 80 three-level townhouses) was submitted and approved. That is only 21 residential units per hectare of land.

Comparatively, the proposal for 1065 Paramount Drive is on a lot that is only 1.63 hectares but they are proposing 299 residential units. The proposed density is **187** residential units per hectare of land. The present by-law states a maximum 40 residents per hectare.

In regard to the 15 Ridgeview development, The Hamilton Spectator reported that Jeff Beattie (Stoney Creek councilor) said that the proposed development will be similar to the existing housing blocks that have already been built. In other words, they were very cognizant of the existing community and made every effort to ensure the new development fit in.

The closest elementary school to the 15 Ridgeview development is Eastdale which is 6 km away from it whereas the High-Density proposal for 1065 Paramount Drive is within meters of both Billy Green and St. Paulelementary schools. The safety of children making their way to both schools cannot be measured, however it is painfully obvious that having a High Density development with upwards of 600 new cars in the area coming and going during morning and afternoon rush periods will only increase the risk of traffic accidents and injuries.

4. **Job Markets not easily accessible via public transit from this area**

The argument provided by the planner that there is public transit right on Paramount drive which will help newcomers commute to work and will reduce

the number of residents owning vehicles is not valid for this community as it is basically a suburb to Hamilton. Anyone who lives and commutes in this area knows that a bus ride to most work areas is a very lengthy, time consuming journey. A bus to downtown Hamilton takes an hour easily. This community is not close to any major job markets, most people commute. In fact many new people entering the community are probably from out of town and will certainly be driving, creating more congestion and air pollution than is necessary. This High-Density plan is inappropriate for a suburb such as ours and lends itself more to downtown where residents do in fact walk, ride or take public transit to work.

5. *Traffic considerations to include the impact on the Red Hill Valley Expressway and the Lincoln Alexander Expressway*

The fact is there will be more traffic. Anyone who lives in this area knows that the Red Hill Valley Parkway and the Lincoln Alexander Parkway are already stop and go every morning and afternoon. We know that the planners comment “Traffic will take care of itself” is simply not true for this area as evidenced by years of backlog on the Redhill/Linc. Adding approximately 300 more cars to the morning and evening commute is definitely going to compound this problem and traffic will only get worse.

6. *Insufficient Parking*

The Planner’s goal of not providing enough parking spots in the hopes of attracting residents without cars is not realistic for this community because as previously stated it is a suburb in which most people commute to and from work. Most residents in this area have at least 2 cars per household, townhouses included. This is because there are very few employers in the area and the vast majority of workers have to commute. Using the HSR is a last resort because it takes forever to get anywhere and the routes are extremely limited to and from this community. The proposal allows for 369 parking spaces for 299 units instead of 558 that is presently required in our by-laws. The over-flow of parking will obviously spill over to Billy Green’s parking lot; the strip plaza parking lot; and neighbourhood side streets. Parking on the side streets is already a daily drama so adding all these extra cars will only increase local residents’ anxiety and create so much congestion that snow plows and traffic will be an ongoing problem. Also, there are an unacceptable number of Physically Challenged Parking spots of only 6 instead of 37 as required (1%). Again, this High-Density plan is inappropriate for a suburb such as ours and lends itself more to downtown where residents are more apt to not own cars and walk/ride/transit.

7. *No regard for the Character of our existing community or the mental*

health of existing residents

This high-density proposal in no way considers the character or desires of the local community. There is nothing like this in all of Stoney Creek. To take the last plot of land in the center of a very mature neighbourhood and change the whole complexion of it is extremely disrespectful to the existing community. Absolutely no regard has been shown for the lifelong investment residents have made to live and retire here. Not to mention the **mental health issues** this is creating in our community. I know for a fact that there are a LOT of residents who are quite outraged about this. The stress and anxiety this is creating is completely unnecessary. *The fact that this is listed as a major consideration for both Registered Professional Planners and as a ByLaw consideration but is not being addressed is cause for great concern*

In conclusion, I respectfully ask the Planning Committee to reject this proposal in its entirety and start from scratch, with community involvement.

Thank you for your time and consideration.

Addendum to Objection Letter

6.1 Urban Design Brief

The height of these buildings provides a comfortable transition between higher building masses and the surrounding neighbourhood character

This is not true as the transition between a 3 storey **stacked** townhouse and a single family home is not a "comfortable" transition at all.

7.1 Planning Act

Planning Comment:

"The proposed layout will ensure compatibility with neighbouring land uses, by placing the lower-density three-storey stacked townhouses on the southern portion of the subject lands, adjacent to the existing single detached dwellings along Canfield Court"

This is not true as the proposal is completely incompatible with the existing community and especially the dwellings along Canfield Court and Paramount Drive.

7.2 Provincial Policy Statement

Policy 1.1.1 f)

This proposal does **NOT** improve accessibility for persons with disabilities and older persons because there are not nearly enough Physically Challenged Parking spots available (6 proposed 37 required)

Policy 1.1.2 is inadmissible as it is based on intensification targets "which shall be established through a **future** Amendment to the UHOP

Policy 1.1.3.4

Planning Comment:

The surrounding neighbourhood is comprised of primarily single detached residential dwellings and block townhouses. The abutting built form is predominantly single detached residential and open space/institutional, which makes the location of the proposed three-storey stacked townhouse units and eight-storey apartment building appropriate

This is not true either as it is extremely inappropriate to put these buildings in the center of a mature neighbourhood, which goes directly against section Policy number 3.3.1 which states that **high density development should be on the outskirts of a community**. Also, putting 3 storey "stacked" townhouses adjacent to single family homes is completely unacceptable.

Policy 1.4.3 b) 1.

This proposal does **NOT** meet the social, health, economic and well-being requirements of current and future residents! The property values will be greatly reduced for current residents; the Mental Health of current residents is already being adversely affected; an insufficient number of physically challenged parking spots will seriously impact future residents, especially as they are targeting seniors to retire there.

Policy 1.6.6

I have not seen any studies to support the claims that the existing sewage and water services can accommodate this proposal. From what

I understand these studies have not yet been done.

Policy 1.6.7.4

Again, being a commuter-based community driving is essential. This proposal will **NOT** minimize the length and number of vehicle trips in this community.

Policy 1.8.1

The significant increase of vehicles in such a small area will increase air pollution. Also, this proposal is in a commuter's neighbourhood and will not reduce motor vehicle trips and congestion but increase them both.

7.4 Urban Hamilton Official Plan (UHOP)

Policy 2.4.1.4

Planning Comment:

It represents a form of intensification, which is compatible in terms of scale and built form with the surrounding neighbourhood, by placing the lower-density three-storey stacked townhouses on the southern portion of the subject lands, adjacent to the existing single detached dwellings along Canfield Court.

This is **NOT** true as the proposal is not compatible with the surrounding neighbourhood in the least. There is nothing in this neighbourhood that resembles this proposal at all. The skyline and character of the neighbourhood will be ruined forever.

This proposal is not a compatible integration with the surrounding area!

Planning Comment:

It is not anticipated to adversely impact the existing transportation network

This is obviously not true. Any increase in traffic will adversely impact any area.

Planning Comment:

The proposed development will make more efficient use of the local road than existing conditions.

This too is not true as Paramount Drive is the only road in and out of the subdivision. Adding another 300 – 600 cars will definitely reduce its efficiency

Policy 2.4.2.2

Planning Comment:

The proposed development is a respectful form of residential intensification, as it will not result in shadowing, overlook, noise, lighting or traffic concerns. The layout will ensure compatibility with adjacent land uses,

Judging by the residents overwhelming outrage at the February 16 meeting this proposal is anything but 'respectful' with regard to both residents or compatibility. It is not compatible with adjacent land uses nor the height, massing or scale of nearby residential buildings (single family homes). The shadows created over Billy Green Elementary school will block out sunlight until mid-day. Furthermore, there are no 'amenity' provisions at all.

Policy 3.3.2.3: Urban design should foster a sense of community pride

Not one of the 7 principals listed below were satisfied:

- a) Respecting existing character – Not at all
- b) Consistent with locale and surrounding environment – Not at all
- c) Recognizing and protecting the cultural history - No
- d) Conserving and respecting the existing build heritage features - No
- e) Conserving, maintain, and enhancing the features of its communities - No
- f) Demonstrating sensitivity toward community identity– Not at all
- g) Contributing to the character and ambiance of the community - No

Planning Comments:

The proposed development respects the existing community character, by proposing a compatible building layout with appropriate provisions,

The proposed frontage along Paramount Drive contributes to the character of the streetscape, as the four stacked townhouse blocks will be aligned with the existing street to form a consistent street

wall.

Neither of these statements are true. This proposal has totally disrespected our community and the stacked townhouses are not in alignment with the existing street. The style and height of single family homes and townhouses that are already on Paramount Drive would be aligned properly, not stacked townhouses and an 8 storey apartment building.

Policy 3.3.2.4: Quality Spaces

Planning Comment:

The siting of the stacked townhouse blocks and apartment building is logical and fits within the existing neighbourhood context

This is False as it does NOT fit within the existing neighbourhood context

Policy 3.3.2.6: New development and redevelopment should enhance the character of the existing environment

Not one of the 4 sub-sections were satisfied

This is False as it does NOT enhance the character of the existing environment. In reality it will become an eyesore and will deter from the character of the existing environment destroying the skyline of the entire neighbourhood.

Policy 3.3.2.8 Urban design should promote the reduction of greenhouse emissions, ability to adapt to the impacts of a changing climate now and in the future, and protect and enhance the natural urban environment

This is false. Nothing in this proposal will reduce greenhouse emissions or protect/enhance the natural urban environment. Fewer residential units and more green space will protect and enhance the natural urban environment.

Policy 3.3.2.9 Urban design plays a significant role in the physical and mental health of our citizens.

Again, not one sub-section has been satisfied (high quality, safe streetscapes; no development of places for active and passive recreation; no variety of land uses; increased air, noise, and water

pollution)

This may be the single biggest concern that is being overlooked. The mere proposal in itself has caused such intense stress and anxiety in the community. The **mental health** of our citizens is obviously not a concern of the developer but we as a society depend on our City officials/planners to act in our best interest. Presently the mental health of this community is on a steep decline and will get progressively worse with developments like this.

Policy 3.3.3.1

Planning Comment: As previously discussed, the proposed development has been designed to fit within the surrounding neighbourhoods, in terms of scale, and ensuring adequate privacy and sunlight to neighbouring properties. It will be compatible with the surrounding low-density context,

This is not true because in no way does this development fit within the surrounding neighbourhood.

Policy 4.5.8.4

The proposed development will make more efficient use of the Collector Road, by increasing residential density on the subject lands, without hindering the current traffic flow.

This is false. More cars will undoubtedly hinder the current traffic flow. In fact, traffic flow will be at a stand--still in the morning and afternoon when school starts and ends.

Policy 5.3 Lake –Based Municipal Water and Wastewater Systems

Again, I have not seen any studies to support the claim that existing systems can accommodate a development of this size. I find it hard to believe that 40+ years after planning a community that the existing infrastructure could accommodate another 299 units on such a small piece of land. Surely the planners never anticipated this happening that long ago.

Chapter E – Urban Systems and Designations

Subsection 2.6 Neighbourhoods

Scale Policy 2.6.7

Neighbourhoods shall generally be regarded as physically stable areas with each neighbourhood having a unique scale and character. Changes compatible with the existing character or function of the neighbourhood shall be permitted.

Planning Comment: The proposed development is compatible with the existing character of the neighbourhood, as a functional layout of differing typologies has been created to ensure that there are significant adverse impacts on any adjoining lands.

This is not true. It does NOT fit with the existing character of the neighbourhood and it will have a significant impact on adjoining lands, specifically residents of Canfield Court, Paramount Drive and both elementary schools.

Scale and Design - Policy 3.2.4

The existing character of established neighbourhoods designated areas shall be maintained. Residential intensification within these areas shall enhance and be compatible with the scale and character of the existing residential neighbourhood.

This proposal does not satisfy this policy at all. In fact the complete opposite is true --- the existing character is NOT maintained and intensification is NOT compatible with the existing residential neighbourhood

Policy 3.3.1

Lower Density residential uses and building forms shall generally be located in the interiors of neighbourhood areas with higher density dwelling forms and supporting uses located on the periphery.

This proposal is for the exact opposite of 3.3.1. The proposed High-Density development is right in the middle of the Low-Density neighbourhood.

Policy 3.3.2

Development or redevelopment adjacent to areas of lower density shall ensure the height, massing, and arrangement of buildings and structures are compatible with existing and future uses in the surrounding area.

This proposed development is not at all compatible with the existing areas of lower density with regard to height, massing and arrangement of buildings.

Policy 3.6.1

High Density residential areas are characterized by multiple dwelling forms on the periphery of neighbourhoods.

Again, this high-density proposal is NOT on the periphery but right in the center of the mature, low density neighbourhood

Policy 3.6.8 d)

This item is also not adhered to as the proposal has inadequate parking, amenity features and is not compatible with existing residential heights. Furthermore it will cast shadows on Billy Green Elementary school for at least 50% of the school day.

Neighbourhoods Designation – High Density Residential Design Policy 3.6.8

Planning Comment: The proposed development is a respectful form of residential intensification, as it will not result in shadowing, or overlook concerns

This is not true! Residents on Canfield Court and Paramount Drive will have residents in the Stacked Townhouses and apartment looking directly in their bedrooms and living rooms, respectively.

Appendix E Highlights the Significant short-comings of the proposal

Physically Challenged Parking Spots:	1% required =	
37	Proposed 6	
Minimum Number of Parking Spaces:	558	
required	Proposed 369	
Minimum Front Yard	7.5m required	Proposed 3.25m

Minimum Side Yard	6.0m required	Proposed 3.0m
Maximum Density	40 units/Ha	Proposed 187
Minimum Landscape Open Space	50%	Proposed 30%
RM3 Zone: Stacked townhouses	Notpermitted	

Policy 6.2.6

Planning Comment: While the Institutional Designation allows for low-density residential uses, an amendment is required for the proposed development as it does not allow high-density residential uses.

One of the main reasons everyone in this neighbourhood chose to live here is because it wasnot zoned high-density. Obviously the City Planners had a very good reason not to zone it High Density, mainly because it is a suburb. To suddenly decide after 40+ years that the zoning should be changed to high-density simply to accommodate a developer is outrageous and nothing short of criminal to the existing community.

If we wanted to live downtown or in Toronto we would have moved there.

9 School and City Recreation Facility and Outdoor Recreation/ Parks Issues Assessment

As noted throughout this report, the subject lands directly abut Billy Green Elementary School to the north and St. Paul Catholic Elementary School to the south-west. The development of the subject lands will be compatible with the surrounding institutional uses, as it does not create significant shadow impacts upon the schools

This is completely false. The 8 story apartment will completely block out any sunshine that Billy Green's kindergarten classrooms/playground presently enjoy. Furthermore, the apartments will be looking directly into the classroom windows of Billy Green school all day long.

11 Planning Justification

Registered Professional Planners ("Planners") have a responsibility to acknowledge the interrelated nature of planning decisions and the consequences for natural and human environments, and the broader public interest. The public interest reflects a balance between the local needs of the community with the interests of stakeholders. In order to determine whether the proposed development is within the public interest

Both the Councillor and the Planner stated that they have never had as many people at a public meeting in their entire careers as were present at the February 16, 2023 meeting. This in itself tells the whole story.

The unanimous outrage and opposition displayed at the meeting cannot be simply disregarded. If the above Professional Planners code of ethics is to be respected at all then based on this meeting alone the existing High-Density plan needs to be thrown out and a new Low-Density plan submitted, hopefully one that has community involvement and fits the character of the neighbourhood.

11.1 Environment

The proposed development will provide residential density in close proximity to commercial and institutional uses and allow residents to live, work and play within the same neighbourhood, thus being active transportation supportive

This is not true as very few residents work in this neighbourhood. There are no employers of any size near this community.

The proposed development will capitalize on the advantage and provide reduced parking ratios to encourage an increase in transit usage. Overall, by promoting transit and active transportation, it decreases the need for automobile travel and greenhouse gas emissions, which contributes to a higher energy consumption and declining air quality.

In reality, this High-Density development will accomplish the complete opposite of what is stated in section 11.1

Once again, this proposal is more fitting to downtown and not a suburb like 1065 Paramount Drive. Residents living here generally need a car. This might be the case in places like downtown where it is easy to ride a bike or take a bus to work. This concept is not applicable to a suburban community that depends on driving and having an adequate traffic infrastructure, which this proposal will certainly affect in an adverse manner.

12 Conclusions and Recommendations

I would argue that it does NOT maintain the intent of the Urban

Hamilton Official Plan and West Mountain Area Secondary Plan. Sure it may satisfy one such factor, to build more units, but I'm certain the original intent was much more inclusive than that: Fitting in with the Character of the existing neighbourhood; Acceptance by the existing neighbourhood; not creating traffic and parking chaos in an existing neighbourhood; not creating buildings high enough to invade upon the privacy of existing residents.

I also highly doubt that the Former City of Stoney Creek Zoning By-Law would have intended a development such as this. In fact I would argue that the Former City Planners would have shut this down immediately.

It definitely is NOT compatible with the surrounding build form.

It definitely does not represent good planning that is in the public interest. It is only in the developers best interest, not the communities.

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Sent from my iPhone

From: [REDACTED]
To: [Van Rooi, James](mailto:James.VanRooi@hamilton.ca)
Subject: Re: Objection to File No. UHOPA-23-005 rezoning
Date: Wednesday, March 1, 2023 6:35:55 PM

[REDACTED]

Sent from my iPhone

On Mar 1, 2023, at 4:14 PM, Van Rooi, James <James.VanRooi@hamilton.ca> wrote:

Afternoon [REDACTED], thank you for your comments and a copy of the letter.

This email is to confirm that your comments regarding planning applications UHOPA-23-005 & ZAC-23-006 have been received.

Your comments will be included and discussed in our staff report presented to the Planning Committee as part of the required public hearing. Please note, that at this time a public hearing has not been scheduled for Planning Committee. When we do have a Planning Committee date, you will be notified and will receive a copy of the staff report in advance.

I kindly request that you provide me your mailing address so that I may forward future staff reports and information regarding this development.

Thank you.

James Van Rooi, *MCIP, RPP*
Senior Planner (Rural Team)

Development Planning,
Planning & Economic Development Department
City of Hamilton
71 Main Street West, 5th Floor
Hamilton ON L8P 4Y5
p. 905.546.2424 ext. 4283
f. 905.546.4202
e. James.VanRooi@hamilton.ca

From: [REDACTED]
Sent: Wednesday, March 1, 2023 11:43 AM
To: Clark, Brad <Brad.Clark@hamilton.ca>; Van Rooi, James <James.VanRooi@hamilton.ca>; Tracy.Tucker@ibigroup.com
Subject: Objection to File No. UHOPA-23-005 rezoning

Lack of sufficient parking needs to be addressed, the surrounding neighbourhood should not have to deal with this overflow. The developer rep. Stated "Parking will take care of itself" should not be considered an appropriate solution.

Traffic increase is a very large concern due to there only being two exits from this neighbourhood.

We already have traffic and parking problems with overflow on the streets due to people visiting Felker's Falls and Paramount park.

The developer rep. mentioned the Bruce trail as a means to ease traffic, although it enhances lifestyle I don't believe it should be counted on as an alternative to proper traffic control.

Please reply with comments from the conservation on this matter.

The planner glossed over the storm sewer ,waste lines and water supply lines saying the engineers said it was ok.

Was physical testing, line pressure drops and condition based inspections completed. In light of the recent sewer overflow issues the city has experienced and the new increased inspections required to determine proper connections this should be done prior to considering any zoning change.

Developers profit margin should not be the driving force behind this zoning change

Perhaps a high school, nursing home or retirement centre might be better suited for this development project without the need for a zoning change and would be more in line with this community's intended design.

We are very concerned about our property values moving forward. This is a beautiful neighbourhood and we would like to keep it safe as a community without over populated

While we appreciate the housing shortfalls, we do not believe that overcrowding this small area would be beneficial to anyone other than the developer. High density zoning should not be considered on this property.

In closing it became apparent that the developer was ready to go to the province to address this matter, this has left me feeling that this is an uphill battle and no matter what I or my neighbours do will change the outcome.

Our community should have a say.

Below is a copy of a letter authored by one of my neighbours. I whole heartedly endorse all statements made.

Objection to File No. UHOPA-23-005 regarding the proposed By-Law to change the land use designation from “Institutional” to “Neighbourhoods” in Schedule “E-1” of the Urban Hamilton Official Plan and to change the land use designation from “Institutional” to “High Density Residential 1” in the West Mountain Area (Heritage Green) Secondary Plan.

Objection to File No. ZAC-23-006 regarding the rezoning of the subject lands from the Small Scale Institutional “IS” Zone to a modified Multiple Residential “RM3-XX” Zone

I strongly object to the above proposals for the following reasons:

1. **Unsatisfactory “Planning Justification Report” and “Urban Design Brief”**

The ‘Planning Justification Report’ is based extensively on the Provincial governments desire to increase the number of housing units.

This is only one consideration, and given the recent extensive expansion to the Urban boundary it should be near the bottom of the list of priorities to consider, especially when the new development is in the center of a mature, established community. There are so many opposing arguments that render this High-Density “urban” proposal completely unsatisfactory as it is in the middle of a Low-Density “suburban” community (neighbourhood character; Congestion; Traffic; Safety; Pollution; Infrastructure; Mental Health; etc). The High-Density rationale does not apply to our suburb as we are a commuter-based neighbourhood that relies heavily on the Redhill Expressway and Lincoln Alexander Parkway to commute to work.

Please see the attached Addendum for a long list of points that do

not adhere to the:

- Planning Act
- Provincial Policy Statement 2020
- Urban Hamilton Official Plan
- Neighbourhoods Designation General Policies
- West Mountain Area Secondary Plan
- Zoning By-laws
- Registered Professional Planners responsibility re “local needs of the community”

Furthermore, the ‘Urban Design Brief’ states that “the south boundary is defined by residential single dwellings screened by a densely planted landscape buffer” which is not true at all. The trees on the SW corner of the development are tall enough to provide privacy to a 3 level townhouse. However the other 3 houses in Canfield Court that back on to the South side of the lot offer no privacy to any structure over 2 stories. Nor is there any privacy for the homes on Paramount drive from the street facing Apartments and Stacked Townhouses. The townhouses will be looking directly into the bedrooms on Canfield Court and both the apartments and townhouses will be looking directly into the living rooms on Paramount Drive. In time, these trees will one day die and/or be removed and then there would be absolutely no privacy for any of the existing residents mentioned above.

2. **High-Density zoning is completely unnecessary in this Community**

With the recent Urban Boundary expansion announced by the Provincial government there is absolutely no need to create a High Density development in a Low Density, mature neighbourhood. The High Density zoning does not fit with the existing character of the community, which is all Low Density. It is also in complete contradiction of section 3.3.1 which states that High Density housing is to be on the outskirts of the community, not on the interior which is exactly where it is being proposed.

3. **Recent Precedent for Ward 9 regarding zoning density**

Just 4 km away a new development was approved at 15 Ridgeview, which is in Ward 9 as is the proposed development at 1065

Paramount Drive. The property at 15 Ridgeview is 5 hectares and a total of 105 residential units (25 single family homes and 80 three-level townhouses) was submitted and approved. That is only 21 residential units per hectare of land.

Comparatively, the proposal for 1065 Paramount Drive is on a lot that is only 1.63 hectares but they are proposing 299 residential units. The proposed density is **187** residential units per hectare of land. The present by-law states a maximum 40 residents per hectare.

In regard to the 15 Ridgeview development, The Hamilton Spectator reported that Jeff Beattie (Stoney Creek councilor) said that the proposed development will be similar to the existing housing blocks that have already been built. In other words, they were very cognizant of the existing community and made every effort to ensure the new development fit in.

The closest elementary school to the 15 Ridgeview development is Eastdale which is 6 km away from it whereas the High-Density proposal for 1065 Paramount Drive is within meters of both Billy Green and St. Paulelementary schools. The safety of children making their way to both schools cannot be measured, however it is painfully obvious that having a High Density development with upwards of 600 new cars in the area coming and going during morning and afternoon rush periods will only increase the risk of traffic accidents and injuries.

4. **Job Markets not easily accessible via public transit from this area**

The argument provided by the planner that there is public transit right on Paramount drive which will help newcomers commute to work and will reduce the number of residents owning vehicles is not valid for this community as it is basically a suburb to Hamilton. Anyone who lives and commutes in this area knows that a bus ride to most work areas is a very lengthy, time consuming journey. A bus to downtown Hamilton takes an hour easily. This

community is not close to any major job markets, most people commute. In fact many new people entering the community are probably from out of town and will certainly be driving, creating more congestion and air pollution than is necessary. This High-Density plan is inappropriate for a suburb such as ours and lends itself more to downtown where residents do in fact walk, ride or take public transit to work.

5. **Traffic considerations to include the impact on the Red Hill Valley Expressway and the Lincoln Alexander Expressway**

The fact is there will be more traffic. Anyone who lives in this area knows that the Red Hill Valley Parkway and the Lincoln Alexander Parkway are already stop and go every morning and afternoon. We know that the planners comment "Traffic will take care of itself" is simply not true for this area as evidenced by years of backlog on the Redhill/Linc. Adding approximately 300 more cars to the morning and evening commute is definitely going to compound this problem and traffic will only get worse.

6. **Insufficient Parking**

The Planner's goal of not providing enough parking spots in the hopes of attracting residents without cars is not realistic for this community because as previously stated it is a suburb in which most people commute to and from work. Most residents in this area have at least 2 cars per household, townhouses included. This is because there are very few employers in the area and the vast majority of workers have to commute. Using the HSR is a last resort because it takes forever to get anywhere and the routes are extremely limited to and from this community. The proposal allows for 369 parking spaces for 299 units instead of 558 that is presently required in our by-laws. The over-flow of parking will obviously spill over to Billy Green's parking lot; the strip plaza parking lot; and neighbourhood side streets. Parking on the side streets is already a daily drama so adding all these extra cars will only increase local residents' anxiety and create so much congestion that snow plows and traffic will be an ongoing problem. Also, there are an unacceptable number of Physically Challenged Parking spots of only 6 instead of 37 as required (1%). Again, this High-Density

plan is inappropriate for a suburb such as ours and lends itself more to downtown where residents are more apt to not own cars and walk/ride/transit.

7. **No regard for the Character of our existing community or the mental health of existing residents**

This high-density proposal in no way considers the character or desires of the local community. There is nothing like this in all of Stoney Creek. To take the last plot of land in the center of a very mature neighbourhood and change the whole complexion of it is extremely disrespectful to the existing community. Absolutely no regard has been shown for the lifelong investment residents have made to live and retire here. Not to mention the **mental health issues** this is creating in our community. I know for a fact that there are a LOT of residents who are quite outraged about this. The stress and anxiety this is creating is completely unnecessary. ***The fact that this is listed as a major consideration for both Registered Professional Planners and as a ByLaw consideration but is not being addressed is cause for great concern***

In conclusion, I respectfully ask the Planning Committee to reject this proposal in its entirety and start from scratch, with community involvement.

Thank you for your time and consideration.

Addendum to Objection Letter

6.1 Urban Design Brief

The height of these buildings provides a comfortable transition between higher building masses and the surrounding neighbourhood character

This is not true as the transition between a 3 storey **stacked** townhouse and a single family home is not a “comfortable” transition at all.

7.1 Planning Act

Planning Comment:

“The proposed layout will ensure compatibility with neighbouring land uses, by placing the lower-density three-storey stacked townhouses on the southern portion of the subject lands, adjacent to the existing single detached dwellings along Canfield Court”

This is not true as the proposal is completely incompatible with the existing community and especially the dwellings along Canfield Court and Paramount Drive.

7.2 Provincial Policy Statement

Policy 1.1.1 f)

This proposal does **NOT** improve accessibility for persons with disabilities and older persons because there are not nearly enough Physically Challenged Parking spots available (6 proposed 37 required)

Policy 1.1.2 is inadmissible as it is based on intensification targets “which shall be established through a **future** Amendment to the UHOP

Policy 1.1.3.4

Planning Comment:

The surrounding neighbourhood is comprised of primarily single detached residential dwellings and block townhouses. The abutting built form is predominantly single detached residential and open space/institutional, which makes the location of the proposed three-storey stacked townhouse units and eight-storey apartment building appropriate

This is not true either as it is extremely inappropriate to put these buildings in the center of a mature neighbourhood, which goes directly against section Policy number 3.3.1 which states that **high density development should be on the outskirts of a community**. Also, putting 3 storey "stacked" townhouses adjacent to single family homes is completely unacceptable.

Policy 1.4.3 b) 1.

This proposal does **NOT** meet the social, health, economic and well-being requirements of current and future residents! The property values will be greatly reduced for current residents; the Mental Health of current residents is already being adversely affected; an insufficient number of physically challenged parking spots will seriously impact future residents, especially as they are targeting seniors to retire there.

Policy 1.6.6

I have not seen any studies to support the claims that the existing sewage and water services can accommodate this

proposal. From what I understand these studies have not yet been done.

Policy 1.6.7.4

Again, being a commuter-based community driving is essential. This proposal will **NOT** minimize the length and number of vehicle trips in this community.

Policy 1.8.1

The significant increase of vehicles in such a small area will increase air pollution. Also, this proposal is in a commuter's neighbourhood and will not reduce motor vehicle trips and congestion but increase them both.

7.4 Urban Hamilton Official Plan (UHOP)

Policy 2.4.1.4

Planning Comment:

It represents a form of intensification, which is compatible in terms of scale and built form with the surrounding neighbourhood, by placing the lower-density three-storey stacked townhouses on the southern portion of the subject lands, adjacent to the existing single detached dwellings along Canfield Court.

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This proposal is not a compatible integration with the surrounding area!

Planning Comment:

It is not anticipated to adversely impact the existing transportation network

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Planning Comment:

The proposed development will make more efficient use of the local road than existing conditions.

This too is not true as Paramount Drive is the only road in and out of the subdivision. Adding another 300 – 600 cars will definitely reduce its efficiency

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The proposed frontage along Paramount Drive contributes to the character of the streetscape, as the four stacked townhouse blocks will be aligned with the existing street to form a consistent street wall.

Neither of these statements are true. This proposal has totally disrespected our community and the stacked townhouses are not in alignment with the existing street. The style and height

of single family homes and townhouses that are already on Paramount Drive would be aligned properly, not stacked townhouses and an 8 storey apartment building.

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The siting of the stacked townhouse blocks and apartment building is logical and fits within the existing neighbourhood context

This is False as it does NOT fit within the existing neighbourhood context

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future, and protect and enhance the natural urban environment

This is false. Nothing in this proposal will reduce greenhouse emissions or protect/enhance the natural urban environment. Fewer residential units and more green space will protect and enhance the natural urban environment.

Policy 3.3.2.9 Urban design plays a significant role in the physical and mental health of our citizens.

Again, not one sub-section has been satisfied (high quality, safe streetscapes; no development of places for active and passive recreation; no variety of land uses; increased air, noise, and water pollution)

This may be the single biggest concern that is being overlooked. The mere proposal in itself has caused such intense stress and anxiety in the community. The **mental health** of our citizens is obviously not a concern of the developer but we as a society depend on our City officials/planners to act in our best interest. Presently the mental health of this community is on a steep decline and will get progressively worse with developments like this.

Policy 3.3.3.1

Planning Comment: As previously discussed, the proposed development has been designed to fit within the surrounding neighbourhoods, in terms of scale, and ensuring adequate privacy and sunlight to neighbouring properties. It will be compatible with the surrounding low-density context,

This is not true because in no way does this development fit within the surrounding neighbourhood.

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This is false. More cars will undoubtedly hinder the current traffic flow. In fact, traffic flow will be at a stand--still in the morning and afternoon when school starts and ends.

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Again, I have not seen any studies to support the claim that existing systems can accommodate a development of this size. I find it hard to believe that 40+ years after planning a community that the existing infrastructure could accommodate another 299 units on such a small piece of land. Surely the planners never anticipated this happening that long ago.

Chapter E – Urban Systems and Designations

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Neighbourhoods shall generally be regarded as physically stable areas with each neighbourhood having a unique scale

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Scale and Design - Policy 3.2.4

The existing character of established neighbourhoodsdesignated areas shall be maintained. Residential intensification within these areas shall enhance and be compatible with the scale and character of the existing residential neighbourhood.

This proposal does not satisfy this policy at all. In fact the complete opposite is true --- the existing character is NOT maintained and intensification is NOTcompatible with the

existing residential neighbourhood

Policy 3.3.1

Lower Density residential uses and building forms shall generally be located in the interiors of neighbourhood areas with higher density dwelling forms and supporting uses located on the periphery.

This proposal is for the exact opposite of 3.3.1. The proposed High-Density development is right in the middle of the Low-Density neighbourhood.

Policy 3.3.2

Development or redevelopment adjacent to areas of lower density shall ensure the height, massing, and arrangement of buildings and structures are compatible with existing and future uses in the surrounding area.

This proposed development is not at all compatible with the existing areas of lower density with regard to height, massing and arrangement of buildings.

Policy 3.6.1

High Density residential areas are characterized by multiple dwelling forms on the periphery of neighbourhoods.

Again, this high-density proposal is NOT on the periphery but right in the center of the mature, low density neighbourhood

Policy 3.6.8 d)

This item is also not adhered to as the proposal has inadequate parking, amenity features and is not compatible with existing residential heights. Furthermore it will cast shadows on Billy Green Elementary school for at least 50% of the school day.

Neighbourhoods Designation – High Density Residential

DesignPolicy 3.6.8

Planning Comment: The proposed development is a respectful form of residential intensification, as it will not result in shadowing, or overlook concerns

This is not true! Residents on Canfield Court and Paramount Drive will have residents in the Stacked Townhouses and apartment looking directly in their bedrooms and living rooms, respectively.

Appendix E Highlights the Significant short-comings of the proposal

Physically Challenged Parking Spots:1% required =
37Proposed 6

Minimum Number of Parking Spaces:558 requiredProposed
369

Minimum Front Yard7.5m requiredProposed 3.25m

Minimum Side Yard6.0m requiredProposed 3.0m

Maximum Density40 units/HaProposed 187

Minimum Landscape Open Space50%Proposed 30%

RM3 Zone: Stacked townhousesNotpermitted

Policy 6.2.6

Planning Comment: While the Institutional Designation allows for low-density residential uses, an amendment is required for the proposed development as it does not allow high-density residential uses.

One of the main reasons everyone in this neighbourhood chose to live here is because it was not zoned high-density. Obviously the City Planners had a very good reason not to zone it High Density, mainly because it is a suburb. To suddenly decide after 40+ years that the zoning should be changed to high-density simply to accommodate a developer is outrageous and nothing short of criminal to the existing community.

If we wanted to live downtown or in Toronto we would have moved there.

9 School and City Recreation Facility and Outdoor Recreation/ Parks Issues Assessment

As noted throughout this report, the subject lands directly abut Billy Green Elementary School to the north and St. Paul Catholic Elementary School to the south-west. The development of the subject lands will be compatible with the surrounding institutional uses, as it does not create significant shadow impacts upon the schools

This is completely false. The 8 story apartment will completely block out any sunshine that Billy Green's kindergarten classrooms/playground presently enjoy. Furthermore, the apartments will be looking directly into the classroom windows of Billy Green school all day long.

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Registered Professional Planners ("Planners") have a responsibility to acknowledge the interrelated nature of planning decisions and the consequences for natural and human environments, and the broader public interest.

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The unanimous outrage and opposition displayed at the meeting cannot be simply disregarded. If the above Professional Planners code of ethics is to be respected at all then based on this meeting alone the existing High-Density plan needs to be thrown out and a new Low-Density plan submitted, hopefully one that has community involvement and fits the character of the neighbourhood.

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There are no employers of any size near this community.

The proposed development will capitalize on the advantage and provide reduced parking ratios to

encourage an increase in transit usage. Overall, by promoting transit and active transportation, it decreases the need for automobile travel and greenhouse gas emissions, which contributes to a higher energy consumption and declining air quality.

In reality, this High-Density development will accomplish the complete opposite of what is stated in section 11.1

Once again, this proposal is more fitting to downtown and not a suburb like 1065 Paramount Drive. Residents living here generally need a car. This might be the case in places like downtown where it is easy to ride a bike or take a bus to work. This concept is not applicable to a suburban community that depends on driving and having an adequate traffic infrastructure, which this proposal will certainly affect in an adverse manner.

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I would argue that it does NOT maintain the intent of the Urban Hamilton Official Plan and West Mountain Area Secondary Plan. Sure it may satisfy one such factor, to build more units, but I'm certain the original intent was much more inclusive than that: Fitting in with the Character of the existing neighbourhood; Acceptance by the existing neighbourhood; not creating traffic and parking chaos in an existing neighbourhood; not creating buildings high enough to invade upon the privacy of existing residents.

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Sent from my iPhone

From: [REDACTED]
To: [Clark, Brad](#); [Van Rooi, James](#); Tracy.Tucker@ibigroup.com; [Office of the Mayor](#)
Subject: FW: Against Proposed Urban Development on Paramount Drive in Stoney Creek
Date: Friday, March 3, 2023 7:46:12 PM

March 2, 2023

Objection to File No. UHOPA-23-005 regarding the proposed By-Law to change the land use designation from "Institutional" to "Neighbourhoods" in Schedule "E-1" of the Urban Hamilton Official Plan and to change the land use designation from "Institutional" to "High Density Residential 1" in the West Mountain Area (Heritage Green) Secondary Plan.

Objection to File No. ZAC-23-006 regarding the rezoning of the subject lands from the Small Scale Institutional "IS" Zone to a modified Multiple Residential "RM3-XX" Zone

I strongly object to the above proposals for the following reasons:

1. Unsatisfactory "Planning Justification Report" and "Urban Design Brief"

The 'Planning Justification Report' is based extensively on the Provincial governments desire to increase the number of housing units.

This is only one consideration, and given the recent extensive expansion to the Urban boundary it should be near the bottom of the list of priorities to consider, especially when the new development is in the center of a mature, established community. There are so many opposing arguments that render this High-Density "urban" proposal completely unsatisfactory as it is in the middle of a Low-Density "suburban" community (neighbourhood character; Congestion; Traffic; Safety; Pollution; Infrastructure; Mental Health; etc). The High-Density rationale does not apply to our suburb as we are a commuter-based neighbourhood that relies heavily on the Redhill Expressway and Lincoln Alexander Parkway to commute to work.

Please see the attached Addendum for a long list of points that do not adhere to the:

- Planning Act
- Provincial Policy Statement 2020
- Urban Hamilton Official Plan
- Neighbourhoods Designation General Policies
- West Mountain Area Secondary Plan
- Zoning By-laws
- Registered Professional Planners responsibility re "local needs of the

community”

Furthermore, the ‘Urban Design Brief’ states that “the south boundary is defined by residential single dwellings screened by a densely planted landscape buffer” which is not true at all. The trees on the SW corner of the development are tall enough to provide privacy to a 3 level townhouse. However the other 3 houses in Canfield Court that back on to the South side of the lot offer no privacy to any structure over 2 stories. Nor is there any privacy for the homes on Paramount drive from the street facing Apartments and Stacked Townhouses. The townhouses will be looking directly into the bedrooms on Canfield Court and both the apartments and townhouses will be looking directly into the living rooms on Paramount Drive. In time, these trees will one day die and/or be removed and then there would be absolutely no privacy for any of the existing residents mentioned above.

2. High-Density zoning is completely unnecessary in this Community

With the recent Urban Boundary expansion announced by the Provincial government there is absolutely no need to create a High Density development in a Low Density, mature neighbourhood. The High Density zoning does not fit with the existing character of the community, which is all Low Density. It is also in complete contradiction of section 3.3.1 which states that High Density housing is to be on the outskirts of the community, not on the interior which is exactly where it is being proposed.

3. Recent Precedent for Ward 9 regarding zoning density

Just 4 km away a new development was approved at 15 Ridgeview, which is in Ward 9 as is the proposed development at 1065 Paramount Drive. The property at 15 Ridgeview is 5 hectares and a total of 105 residential units (25 single family homes and 80 three-level townhouses) was submitted and approved. That is only 21 residential units per hectare of land.

Comparatively, the proposal for 1065 Paramount Drive is on a lot that is only 1.63 hectares but they are proposing 299 residential units. The proposed density is **187** residential units per hectare of land. The present by-law states a maximum 40 residents per hectare.

In regard to the 15 Ridgeview development, The Hamilton Spectator reported that Jeff Beattie (Stoney Creek councilor) said that the proposed development will be similar to the existing housing blocks that have already been built. In other words, they were very cognizant of the existing community and made every effort to ensure the new

development fit in.

The closest elementary school to the 15 Ridgeview development is Eastdale which is 6 km away from it whereas the High-Density proposal for 1065 Paramount Drive is within meters of both Billy Green and St. Paul elementary schools. The safety of children making their way to both schools cannot be measured, however it is painfully obvious that having a High Density development with upwards of 600 new cars in the area coming and going during morning and afternoon rush periods will only increase the risk of traffic accidents and injuries.

4. Job Markets not easily accessible via public transit from this area

The argument provided by the planner that there is public transit right on Paramount drive which will help newcomers commute to work and will reduce the number of residents owning vehicles is not valid for this community as it is basically a suburb to Hamilton. Anyone who lives and commutes in this area knows that a bus ride to most work areas is a very lengthy, time consuming journey. A bus to downtown Hamilton takes an hour easily. This community is not close to any major job markets, most people commute. In fact many new people entering the community are probably from out of town and will certainly be driving, creating more congestion and air pollution than is necessary. This High-Density plan is inappropriate for a suburb such as ours and lends itself more to downtown where residents do in fact walk, ride or take public transit to work.

5. Traffic considerations to include the impact on the Red Hill Valley Expressway and the Lincoln Alexander Expressway

The fact is there will be more traffic. Anyone who lives in this area knows that the Red Hill Valley Parkway and the Lincoln Alexander Parkway are already stop and go every morning and afternoon. We know that the planners comment "Traffic will take care of itself" is simply not true for this area as evidenced by years of backlog on the Redhill/Linc. Adding approximately 300 more cars to the morning and evening commute is definitely going to compound this problem and traffic will only get worse.

6. Insufficient Parking

The Planner's goal of not providing enough parking spots in the hopes of attracting residents without cars is not realistic for this community because as previously stated it is a suburb in which most people commute to and from work. Most residents in this area have at least 2

cars per household, townhouses included. This is because there are very few employers in the area and the vast majority of workers have to commute. Using the HSR is a last resort because it takes forever to get anywhere and the routes are extremely limited to and from this community. The proposal allows for 369 parking spaces for 299 units instead of 558 that is presently required in our by-laws. The over-flow of parking will obviously spill over to Billy Green's parking lot; the strip plaza parking lot; and neighbourhood side streets. Parking on the side streets is already a daily drama so adding all these extra cars will only increase local residents' anxiety and create so much congestion that snow plows and traffic will be an ongoing problem. Also, there are an unacceptable number of Physically Challenged Parking spots of only 6 instead of 37 as required (1%). Again, this High-Density plan is inappropriate for a suburb such as ours and lends itself more to downtown where residents are more apt to not own cars and walk/ride/transit.

7. No regard for the Character of our existing community or the mental health of existing residents

This high-density proposal in no way considers the character or desires of the local community. There is nothing like this in all of Stoney Creek. To take the last plot of land in the center of a very mature neighbourhood and change the whole complexion of it is extremely disrespectful to the existing community. Absolutely no regard has been shown for the lifelong investment residents have made to live and retire here. Not to mention the **mental health issues** this is creating in our community. I know for a fact that there are a LOT of residents who are quite outraged about this. The stress and anxiety this is creating is completely unnecessary. ***The fact that this is listed as a major consideration for both Registered Professional Planners and as a ByLaw consideration but is not being addressed is cause for great concern***

In conclusion, I respectfully ask the Planning Committee to reject this proposal in its entirety and start from scratch, with community involvement.

Thank you for your time and consideration.

Denise & John Stribbell / 19 Canfield Court / Stoney Creek Ontario

Addendum to Objection Letter

-

6.1 Urban Design Brief

The height of these buildings provides a comfortable transition between higher building masses and the surrounding neighbourhood character

This is not true as the transition between a 3 storey **stacked** townhouse and a single family home is not a “comfortable” transition at all.

-

7.1 Planning Act

Planning Comment:

“The proposed layout will ensure compatibility with neighbouring land uses, by placing the lower-density three-storey stacked townhouses on the southern portion of the subject lands, adjacent to the existing single detached dwellings along Canfield Court”

This is not true as the proposal is completely incompatible with the existing community and especially the dwellings along Canfield Court and Paramount Drive.

7.2 Provincial Policy Statement

-

Policy 1.1.1 f)

This proposal does **NOT** improve accessibility for persons with disabilities and older persons because there are not nearly enough Physically Challenged Parking spots available (6 proposed 37 required)

Policy 1.1.2 is inadmissible as it is based on intensification targets “which shall be established through a **future** Amendment to the UHOP

Policy 1.1.3.4

Planning Comment:

The surrounding neighbourhood is comprised of primarily single detached residential dwellings and block townhouses. The abutting built form is predominantly single detached residential and open space/institutional, which makes the location of the proposed three-storey stacked townhouse units and eight-storey apartment building appropriate

This is not true either as it is extremely inappropriate to put these buildings in the center of a mature neighbourhood, which goes directly against section Policy number 3.3.1 which states that **high density development should be on the outskirts of a community**. Also, putting 3 storey “stacked” townhouses adjacent to single family homes is completely unacceptable.

-

Policy 1.4.3 b) 1.

This proposal does **NOT** meet the social, health, economic and well-being requirements of current and future residents! The property values will be greatly reduced for current residents; the Mental Health of current residents is already being adversely affected; an insufficient number of physically challenged parking spots will seriously impact future residents, especially as they are targeting seniors to retire there.

-

Policy 1.6.6

I have not seen any studies to support the claims that the existing sewage and water services can accommodate this proposal. From what I understand these studies have not yet been done.

-

Policy 1.6.7.4

Again, being a commuter-based community driving is essential. This proposal will **NOT** minimize the length and number of vehicle trips in this community.

-

Policy 1.8.1

The significant increase of vehicles in such a small area will increase air pollution. Also, this proposal is in a commuter's neighbourhood and will not reduce motor vehicle trips and congestion but increase them both.

7.4 Urban Hamilton Official Plan (UHOP)

Policy 2.4.1.4

Planning Comment:

It represents a form of intensification, which is compatible in terms of scale and built form with the surrounding neighbourhood, by placing the lower-density three-storey stacked townhouses on the southern portion of the subject lands, adjacent to the existing single detached dwellings along Canfield Court.

This is **NOT** true as the proposal is not compatible with the surrounding neighbourhood in the least. There is nothing in this neighbourhood that resembles this proposal at all. The skyline and character of the neighbourhood will be ruined forever.

This proposal is not a compatible integration with the surrounding area!

Planning Comment:

It is not anticipated to adversely impact the existing transportation network

This is obviously not true. Any increase in traffic will adversely impact any area.

Planning Comment:

The proposed development will make more efficient use of the local road than existing conditions.

This too is not true as Paramount Drive is the only road in and out of the subdivision. Adding another 300 – 600 cars will definitely reduce its efficiency

Policy 2.4.2.2

Planning Comment:

The proposed development is a respectful form of residential intensification, as it will not result in shadowing, overlook, noise, lighting or traffic concerns. The layout will ensure compatibility with adjacent land uses,

Judging by the residents overwhelming outrage at the February 16 meeting this proposal is anything but 'respectful' with regard to both residents or compatibility. It is not compatible with adjacent land uses nor the height, massing or scale of nearby residential buildings (single family homes). The shadows created over Billy Green Elementary school will block out sunlight until mid-day. Furthermore, there are no 'amenity' provisions at all.

Policy 3.3.2.3: Urban design should foster a sense of community pride

Not one of the 7 principals listed below were satisfied:

- a) Respecting existing character – Not at all
- b) Consistent with locale and surrounding environment – Not at all
- c) Recognizing and protecting the cultural history - No
- d) Conserving and respecting the existing build heritage features - No
- e) Conserving, maintain, and enhancing the features of its communities - No
- f) Demonstrating sensitivity toward community identity – Not at all
- g) Contributing to the character and ambiance of the community - No

Planning Comments:

The proposed development respects the existing community character, by proposing a compatible building layout with appropriate provisions,

The proposed frontage along Paramount Drive contributes to the character of the streetscape, as the four stacked townhouse blocks will be aligned with the existing street to form a

consistent street wall.

Neither of these statements are true. This proposal has totally disrespected our community and the stacked townhouses are not in alignment with the existing street. The style and height of single family homes and townhouses that are already on Paramount Drive would be aligned properly, not stacked townhouses and an 8 storey apartment building.

Policy 3.3.2.4: Quality Spaces

Planning Comment:

The siting of the stacked townhouse blocks and apartment building is logical and fits within the existing neighbourhood context

This is False as it does NOT fit within the existing neighbourhood context

-
-
-
-
-

Policy 3.3.2.6: New development and redevelopment should enhance the character of the existing environment

Not one of the 4 sub-sections were satisfied

This is False as it does NOT enhance the character of the existing environment. In reality it will become an eyesore and will deter from the character of the existing environment destroying the skyline of the entire neighbourhood.

Policy 3.3.2.8 Urban design should promote the reduction of greenhouse emissions, ability to adapt to the impacts of a changing climate now and in the future, and protect and enhance the natural urban environment

This is false. Nothing in this proposal will reduce greenhouse emissions or protect/enhance the natural urban environment. Fewer residential units and more green space will protect and enhance the natural urban environment.

Policy 3.3.2.9 Urban design plays a significant role in

the physical and mental health of our citizens.

Again, not one sub-section has been satisfied (high quality, safe streetscapes; no development of places for active and passive recreation; no variety of land uses; increased air, noise, and water pollution)

This may be the single biggest concern that is being overlooked. The mere proposal in itself has caused such intense stress and anxiety in the community. The **mental health** of our citizens is obviously not a concern of the developer but we as a society depend on our City officials/planners to act in our best interest. Presently the mental health of this community is on a steep decline and will get progressively worse with developments like this.

Policy 3.3.3.1

Planning Comment: As previously discussed, the proposed development has been designed to fit within the surrounding neighbourhoods, in terms of scale, and ensuring adequate privacy and sunlight to neighbouring properties. It will be compatible with the surrounding low-density context,

This is not true because in no way does this development fit within the surrounding neighbourhood.

Policy 4.5.8.4

The proposed development will make more efficient use of the Collector Road, by increasing residential density on the subject lands, without hindering the current traffic flow.

This is false. More cars will undoubtedly hinder the current traffic flow. In fact, traffic flow will be at a stand--still in the morning and afternoon when school starts and ends.

Policy 5.3 Lake –Based Municipal Water and Wastewater Systems

Again, I have not seen any studies to support the claim that

existing systems can accommodate a development of this size. I find it hard to believe that 40+ years after planning a community that the existing infrastructure could accommodate another 299 units on such a small piece of land. Surely the planners never anticipated this happening that long ago.

-

Chapter E – Urban Systems and Designations

Subsection 2.6 Neighbourhoods

Scale Policy 2.6.7

Neighbourhoods shall generally be regarded as physically stable areas with each neighbourhood having a unique scale and character. Changes compatible with the existing character or function of the neighbourhood shall be permitted.

Planning Comment: The proposed development is compatible with the existing character of the neighbourhood, as a functional layout of differing typologies has been created to ensure that there are significant adverse impacts on any adjoining lands.

This is not true. It does NOT fit with the existing character of the neighbourhood and it will have a significant impact on adjoining lands, specifically residents of Canfield Court, Paramount Drive and both elementary schools.

Scale and Design - Policy 3.2.4

The existing character of established neighbourhoods designated areas shall be maintained. Residential intensification within these areas shall enhance and be compatible with the scale and character of the existing residential neighbourhood.

This proposal does not satisfy this policy at all. In fact the complete opposite is true --- the existing character is NOT maintained and intensification is NOT compatible with the existing residential neighbourhood

-
Policy 3.3.1

Lower Density residential uses and building forms shall generally be located in the interiors of neighbourhood areas with higher density dwelling forms and supporting uses located on the periphery.

This proposal is for the exact opposite of 3.3.1. The proposed High-Density development is right in the middle of the Low-Density neighbourhood.

-
Policy 3.3.2

Development or redevelopment adjacent to areas of lower density shall ensure the height, massing, and arrangement of buildings and structures are compatible with existing and future uses in the surrounding area.

This proposed development is not at all compatible with the existing areas of lower density with regard to height, massing and arrangement of buildings.

Policy 3.6.1

High Density residential areas are characterized by multiple dwelling forms on the periphery of neighbourhoods.

Again, this high-density proposal is NOT on the periphery but right in the center of the mature, low density neighbourhood

Policy 3.6.8 d)

This item is also not adhered to as the proposal has inadequate parking, amenity features and is not compatible with existing residential heights. Furthermore it will cast shadows on Billy Green Elementary school for at least 50% of the school day.

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From: [REDACTED]
To: [Van Rooi, James](mailto:James.VanRooi@hamilton.ca)
Subject: RE: Against Proposed Urban Development on Paramount Drive in Stoney Creek
Date: Monday, March 6, 2023 12:45:36 PM

Hi James:

As per your request please find my address below:

[REDACTED]
[REDACTED]
[REDACTED] [REDACTED]
[REDACTED]

I truly hope this apartment building is not allowed in our area. Please consider the huge turnout at the initial meeting with hundreds of members (if not thousands) from our community upset about the apartment structure.

Thanks!

[REDACTED]

From: Van Rooi, James [mailto:James.VanRooi@hamilton.ca]
Sent: Monday, March 6, 2023 9:59 AM
To: [REDACTED]
Cc: Clark, Brad; Tracy.Tucker@ibigroup.com; Office of the Mayor; Toman, Charlie
Subject: RE: Against Proposed Urban Development on Paramount Drive in Stoney Creek

Good morning [REDACTED], thank you for your comments.

This email is to confirm that your comments regarding planning applications UHOPA-23-005 & ZAC-23-006 have been received.

Your comments will be included and discussed in our staff report presented to the Planning Committee as part of the required public hearing. Please note, that at this time a public hearing has not been scheduled for Planning Committee. When we do have a Planning Committee date, you will be notified and will receive a copy of the staff report in advance.

I kindly request that you provide me your mailing address so that I may forward future staff reports and information regarding this development.

Thank you.

James Van Rooi, *MCIP, RPP*
Senior Planner (Rural Team)

Development Planning,
Planning & Economic Development Department
City of Hamilton

71 Main Street West, 5th Floor
Hamilton ON L8P 4Y5
p. 905.546.2424 ext. 4283
f. 905.546.4202
e. James.VanRooi@hamilton.ca

From: [REDACTED]
Sent: Friday, March 3, 2023 7:46 PM
To: Clark, Brad <Brad.Clark@hamilton.ca>; Van Rooi, James <James.VanRooi@hamilton.ca>; Tracy.Tucker@ibigroup.com; Office of the Mayor <Officeofthe.Mayor@hamilton.ca>
Subject: FW: Against Proposed Urban Development on Paramount Drive in Stoney Creek

March 2, 2023

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does not apply to our suburb as we are a commuter-based neighbourhood that relies heavily on the Redhill Expressway and Lincoln Alexander Parkway to commute to work.

Please see the attached Addendum for a long list of points that do not adhere to the:

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- Registered Professional Planners responsibility re “local needs of the community”

Furthermore, the ‘Urban Design Brief’ states that “the south boundary is defined by residential single dwellings screened by a densely planted landscape buffer” which is not true at all. The trees on the SW corner of the development are tall enough to provide privacy to a 3 level townhouse. However the other 3 houses in Canfield Court that back on to the South side of the lot offer no privacy to any structure over 2 stories. Nor is there any privacy for the homes on Paramount drive from the street facing Apartments and Stacked Townhouses. The townhouses will be looking directly into the bedrooms on Canfield Court and both the apartments and townhouses will be looking directly into the living rooms on Paramount Drive. In time, these trees will one day die and/or be removed and then there would be absolutely no privacy for any of the existing residents mentioned above.

2. High-Density zoning is completely unnecessary in this Community

With the recent Urban Boundary expansion announced by the Provincial government there is absolutely no need to create a High Density development in a Low Density, mature neighbourhood. The High Density zoning does not fit with the existing character of the community, which is all Low Density. It is also in complete contradiction of section 3.3.1 which states that High Density housing is to be on the outskirts of the community, not on the interior which is exactly where it is being

proposed.

3. Recent Precedent for Ward 9 regarding zoning density

Just 4 km away a new development was approved at 15 Ridgeview, which is in Ward 9 as is the proposed development at 1065 Paramount Drive. The property at 15 Ridgeview is 5 hectares and a total of 105 residential units (25 single family homes and 80 three-level townhouses) was submitted and approved. That is only 21 residential units per hectare of land.

Comparatively, the proposal for 1065 Paramount Drive is on a lot that is only 1.63 hectares but they are proposing 299 residential units. The proposed density is **187 residential units per hectare of land**. The present by-law states a maximum 40 residents per hectare.

In regard to the 15 Ridgeview development, The Hamilton Spectator reported that Jeff Beattie (Stoney Creek councilor) said that the proposed development will be similar to the existing housing blocks that have already been built. In other words, they were very cognizant of the existing community and made every effort to ensure the new development fit in.

The closest elementary school to the 15 Ridgeview development is Eastdale which is 6 km away from it whereas the High-Density proposal for 1065 Paramount Drive is within meters of both Billy Green and St. Paul elementary schools. The safety of children making their way to both schools cannot be measured, however it is painfully obvious that having a High Density development with upwards of 600 new cars in the area coming and going during morning and afternoon rush periods will only increase the risk of traffic accidents and injuries.

4. Job Markets not easily accessible via public transit from this area

The argument provided by the planner that there is public transit right on Paramount drive which will help newcomers commute to work and will reduce the number of residents owning vehicles is not valid for this community as it is basically a suburb to Hamilton. Anyone who lives and commutes in this area knows that a bus ride to most work areas is a very lengthy, time consuming journey. A bus to downtown Hamilton takes an hour easily. This community is not close to any major job markets, most

people commute. In fact many new people entering the community are probably from out of town and will certainly be driving, creating more congestion and air pollution than is necessary. This High-Density plan is inappropriate for a suburb such as ours and lends itself more to downtown where residents do in fact walk, ride or take public transit to work.

5. Traffic considerations to include the impact on the Red Hill Valley Expressway and the Lincoln Alexander Expressway

The fact is there will be more traffic. Anyone who lives in this area knows that the Red Hill Valley Parkway and the Lincoln Alexander Parkway are already stop and go every morning and afternoon. We know that the planners comment "Traffic will take care of itself" is simply not true for this area as evidenced by years of backlog on the Redhill/Linc. Adding approximately 300 more cars to the morning and evening commute is definitely going to compound this problem and traffic will only get worse.

6. Insufficient Parking

The Planner's goal of not providing enough parking spots in the hopes of attracting residents without cars is not realistic for this community because as previously stated it is a suburb in which most people commute to and from work. Most residents in this area have at least 2 cars per household, townhouses included. This is because there are very few employers in the area and the vast majority of workers have to commute. Using the HSR is a last resort because it takes forever to get anywhere and the routes are extremely limited to and from this community. The proposal allows for 369 parking spaces for 299 units instead of 558 that is presently required in our by-laws. The over-flow of parking will obviously spill over to Billy Green's parking lot; the strip plaza parking lot; and neighbourhood side streets. Parking on the side streets is already a daily drama so adding all these extra cars will only increase local residents' anxiety and create so much congestion that snow plows and traffic will be an ongoing problem. Also, there are an unacceptable number of Physically Challenged Parking spots of only 6 instead of 37 as required (1%). Again, this High-Density plan is inappropriate for a suburb such as ours and lends itself more to downtown where residents are more apt to not own cars and walk/ride/transit.

7. No regard for the Character of our existing community or the mental

health of existing residents

This high-density proposal in no way considers the character or desires of the local community. There is nothing like this in all of Stoney Creek. To take the last plot of land in the center of a very mature neighbourhood and change the whole complexion of it is extremely disrespectful to the existing community. Absolutely no regard has been shown for the lifelong investment residents have made to live and retire here. Not to mention the **mental health issues** this is creating in our community. I know for a fact that there are a LOT of residents who are quite outraged about this. The stress and anxiety this is creating is completely unnecessary. ***The fact that this is listed as a major consideration for both Registered Professional Planners and as a ByLaw consideration but is not being addressed is cause for great concern***

In conclusion, I respectfully ask the Planning Committee to reject this proposal in its entirety and start from scratch, with community involvement.

Thank you for your time and consideration.

Denise & John Stribbell / 19 Canfield Court / Stoney Creek Ontario

Addendum to Objection Letter

-

6.1 Urban Design Brief

The height of these buildings provides a comfortable transition between higher building masses and the surrounding neighbourhood character

This is not true as the transition between a 3 storey **stacked** townhouse and a single family home is not a “comfortable” transition at all.

7.1 Planning Act

Planning Comment:

"The proposed layout will ensure compatibility with neighbouring land uses, by placing the lower-density three-storey stacked townhouses on the southern portion of the subject lands, adjacent to the existing single detached dwellings along Canfield Court"

This is not true as the proposal is completely incompatible with the existing community and especially the dwellings along Canfield Court and Paramount Drive.

7.2 Provincial Policy Statement

Policy 1.1.1 f)

This proposal does **NOT** improve accessibility for persons with disabilities and older persons because there are not nearly enough Physically Challenged Parking spots available (6 proposed 37 required)

Policy 1.1.2 is inadmissible as it is based on intensification targets "which shall be established through a **future** Amendment to the UHOP

Policy 1.1.3.4

Planning Comment:

The surrounding neighbourhood is comprised of primarily single detached residential dwellings and block townhouses. The abutting built form is predominantly single detached residential and open space/institutional, which makes the location of the proposed three-storey stacked townhouse units

and eight-storey apartment building appropriate

This is not true either as it is extremely inappropriate to put these buildings in the center of a mature neighbourhood, which goes directly against section Policy number 3.3.1 which states that **high density development should be on the outskirts of a community**. Also, putting 3 storey “stacked” townhouses adjacent to single family homes is completely unacceptable.

-

Policy 1.4.3 b) 1.

This proposal does **NOT** meet the social, health, economic and well-being requirements of current and future residents! The property values will be greatly reduced for current residents; the Mental Health of current residents is already being adversely affected; an insufficient number of physically challenged parking spots will seriously impact future residents, especially as they are targeting seniors to retire there.

-

Policy 1.6.6

I have not seen any studies to support the claims that the existing sewage and water services can accommodate this proposal. From what I understand these studies have not yet been done.

-

Policy 1.6.7.4

Again, being a commuter-based community driving is essential. This proposal will **NOT** minimize the length and number of vehicle

trips in this community.

-

Policy 1.8.1

The significant increase of vehicles in such a small area will increase air pollution. Also, this proposal is in a commuter's neighbourhood and will not reduce motor vehicle trips and congestion but increase them both.

4. Urban Hamilton Official Plan (UHOP)

Policy 2.4.1.4

Planning Comment:

It represents a form of intensification, which is compatible in terms of scale and built form with the surrounding neighbourhood, by placing the lower-density three-storey stacked townhouses on the southern portion of the subject lands, adjacent to the existing single detached dwellings along Canfield Court.

This is **NOT** true as the proposal is not compatible with the surrounding neighbourhood in the least. There is nothing in this neighbourhood that resembles this proposal at all. The skyline and character of the neighbourhood will be ruined forever.

This proposal is not a compatible integration with the surrounding area!

Planning Comment:

It is not anticipated to adversely impact the existing transportation network

This is obviously not true. Any increase in traffic will adversely impact any area.

Planning Comment:

The proposed development will make more efficient use of the local road than existing conditions.

This too is not true as Paramount Drive is the only road in and out of the subdivision. Adding another 300 – 600 cars will definitely reduce its efficiency

Policy 2.4.2.2

Planning Comment:

The proposed development is a respectful form of residential intensification, as it will not result in shadowing, overlook, noise, lighting or traffic concerns. The layout will ensure compatibility with adjacent land uses,

Judging by the residents overwhelming outrage at the February 16 meeting this proposal is anything but 'respectful' with regard to both residents or compatibility. It is not compatible with adjacent land uses nor the height, massing or scale of nearby residential buildings (single family homes). The shadows created over Billy Green Elementary school will block out sunlight until mid-day. Furthermore, there are no 'amenity' provisions at all.

Policy 3.3.2.3: Urban design should foster a sense of community pride

Not one of the 7 principals listed below were satisfied:

- a. Respecting existing character – Not at all
- b. Consistent with locale and surrounding environment – Not at all
- c. Recognizing and protecting the cultural history - No
- d. Conserving and respecting the existing build heritage features - No
- e. Conserving, maintain, and enhancing the features of its communities - No
- f. Demonstrating sensitivity toward community identity – Not at all
- g. Contributing to the character and ambiance of the community - No

Planning Comments:

The proposed development respects the existing community character, by proposing a compatible building layout with appropriate provisions,

The proposed frontage along Paramount Drive contributes to the character of the streetscape, as the four stacked townhouse blocks will be aligned with the existing street to form a consistent street wall.

Neither of these statements are true. This proposal has totally disrespected our community and the stacked townhouses are not in alignment with the existing street. The style and height of single family homes and townhouses that are already on Paramount Drive would be aligned properly, not stacked townhouses and an 8 storey apartment building.

Policy 3.3.2.4: Quality Spaces

Planning Comment:

The siting of the stacked townhouse blocks and apartment

building is logical and fits within the existing neighbourhood context

This is False as it does NOT fit within the existing neighbourhood context

-
-
-
-
-

Policy 3.3.2.6: New development and redevelopment should enhance the character of the existing environment

Not one of the 4 sub-sections were satisfied

This is False as it does NOT enhance the character of the existing environment. In reality it will become an eyesore and will deter from the character of the existing environment destroying the skyline of the entire neighbourhood.

Policy 3.3.2.8 Urban design should promote the reduction of greenhouse emissions, ability to adapt to the impacts of a changing climate now and in the future, and protect and enhance the natural urban environment

This is false. Nothing in this proposal will reduce greenhouse emissions or protect/enhance the natural urban environment. Fewer residential units and more green space will protect and enhance the natural urban environment.

Policy 3.3.2.9 Urban design plays a significant role in the physical and mental health of our citizens.

Again, not one sub-section has been satisfied (high quality, safe streetscapes; no development of places for active and passive recreation; no variety of land uses; increased air, noise, and water pollution)

This may be the single biggest concern that is being overlooked. The mere proposal in itself has caused such intense stress and anxiety in the community. The **mental health** of our citizens is obviously not a concern of the developer but we as a society depend on our City officials/planners to act in our best interest. Presently the mental health of this community is on a steep

decline and will get progressively worse with developments like this.

Policy 3.3.3.1

Planning Comment: As previously discussed, the proposed development has been designed to fit within the surrounding neighbourhoods, in terms of scale, and ensuring adequate privacy and sunlight to neighbouring properties. It will be compatible with the surrounding low-density context,

This is not true because in no way does this development fit within the surrounding neighbourhood.

Policy 4.5.8.4

The proposed development will make more efficient use of the Collector Road, by increasing residential density on the subject lands, without hindering the current traffic flow.

This is false. More cars will undoubtedly hinder the current traffic flow. In fact, traffic flow will be at a stand--still in the morning and afternoon when school starts and ends.

Policy 5.3 Lake –Based Municipal Water and Wastewater Systems

Again, I have not seen any studies to support the claim that existing systems can accommodate a development of this size. I find it hard to believe that 40+ years after planning a community that the existing infrastructure could accommodate another 299 units on such a small piece of land. Surely the planners never anticipated this happening that long ago.

-

-

Chapter E – Urban Systems and Designations

-

Subsection 2.6 Neighbourhoods

-
Scale Policy 2.6.7

Neighbourhoods shall generally be regarded as physically stable areas with each neighbourhood having a unique scale and character. Changes compatible with the existing character or function of the neighbourhood shall be permitted.

Planning Comment: The proposed development is compatible with the existing character of the neighbourhood, as a functional layout of differing typologies has been created to ensure that there are significant adverse impacts on any adjoining lands.

This is not true. It does NOT fit with the existing character of the neighbourhood and it will have a significant impact on adjoining lands, specifically residents of Canfield Court, Paramount Drive and both elementary schools.

Scale and Design - Policy 3.2.4

The existing character of established neighbourhoods designated areas shall be maintained. Residential intensification within these areas shall enhance and be compatible with the scale and character of the existing residential neighbourhood.

This proposal does not satisfy this policy at all. In fact the complete opposite is true --- the existing character is NOT maintained and intensification is NOT compatible with the existing residential neighbourhood

-
Policy 3.3.1

Lower Density residential uses and building forms shall generally be located in the interiors of neighbourhood areas with higher density dwelling forms and supporting uses located on the periphery.

This proposal is for the exact opposite of 3.3.1. The proposed High-Density development is right in the middle of the Low-Density neighbourhood.

-

Policy 3.3.2

Development or redevelopment adjacent to areas of lower density shall ensure the height, massing, and arrangement of buildings and structures are compatible with existing and future uses in the surrounding area.

This proposed development is not at all compatible with the existing areas of lower density with regard to height, massing and arrangement of buildings.

Policy 3.6.1

High Density residential areas are characterized by multiple dwelling forms on the periphery of neighbourhoods.

Again, this high-density proposal is NOT on the periphery but right in the center of the mature, low density neighbourhood

Policy 3.6.8 d)

This item is also not adhered to as the proposal has inadequate parking, amenity features and is not compatible with existing residential heights. Furthermore it will cast shadows on Billy Green Elementary school for at least 50% of the school day.

Neighbourhoods Designation – High Density Residential Design Policy 3.6.8

Planning Comment: The proposed development is a respectful form of residential intensification, as it will not result in shadowing, or overlook concerns

This is not true! Residents on Canfield Court and Paramount Drive will have residents in the Stacked Townhouses and apartment looking directly in their bedrooms and living rooms, respectively.

Appendix E Highlights the Significant short-comings of the proposal

Physically Challenged Parking Spots: 1% required = 37
Proposed 6

Minimum Number of Parking Spaces: 558 required
Proposed 369

Minimum Front Yard 3.25m	7.5m required	Proposed
Minimum Side Yard Proposed 3.0m	6.0m required	
Maximum Density Proposed 187	40 units/Ha	
Minimum Landscape Open Space 30%	50%	Proposed
RM3 Zone: Stacked townhouses	Not permitted	

Policy 6.2.6

Planning Comment: While the Institutional Designation allows for low-density residential uses, an amendment is required for the proposed development as it does not allow high-density residential uses.

One of the main reasons everyone in this neighbourhood chose to live here is because it was not zoned high-density. Obviously the City Planners had a very good reason not to zone it High Density, mainly because it is a suburb. To suddenly decide after 40+ years that the zoning should be changed to high-density simply to accommodate a developer is outrageous and nothing short of criminal to the existing community.

If we wanted to live downtown or in Toronto we would have moved there.

9 School and City Recreation Facility and Outdoor Recreation/ Parks Issues Assessment

As noted throughout this report, the subject lands directly abut Billy Green Elementary School to the north and St. Paul Catholic Elementary School to the south-west. The development of the subject lands will be compatible with the surrounding institutional uses, as it does not create significant shadow impacts upon the schools

This is completely false. The 8 story apartment will completely

block out any sunshine that Billy Green's kindergarten classrooms/playground presently enjoy. Furthermore, the apartments will be looking directly into the classroom windows of Billy Green school all day long.

11 Planning Justification

Registered Professional Planners ("Planners") have a responsibility to acknowledge the interrelated nature of planning decisions and the consequences for natural and human environments, and the broader public interest. The public interest reflects a balance between the local needs of the community with the interests of stakeholders. In order to determine whether the proposed development is within the public interest

Both the Councillor and the Planner stated that they have never had as many people at a public meeting in their entire careers as were present at the February 16, 2023 meeting. This in itself tells the whole story.

The unanimous outrage and opposition displayed at the meeting cannot be simply disregarded. If the above Professional Planners code of ethics is to be respected at all then based on this meeting alone the existing High-Density plan needs to be thrown out and a new Low-Density plan submitted, hopefully one that has community involvement and fits the character of the neighbourhood.

11.1 Environment

The proposed development will provide residential density in close proximity to commercial and institutional uses and allow residents to live, work and play within the same neighbourhood, thus being active transportation supportive

This is not true as very few residents work in this neighbourhood. There are no employers of any size near this community.

The proposed development will capitalize on the advantage and provide reduced parking ratios to encourage an increase in transit usage. Overall, by promoting transit and active transportation, it decreases the need for automobile travel and greenhouse gas emissions, which contributes to a higher energy consumption and declining air quality.

In reality, this High-Density development will accomplish the complete opposite of what is stated in section 11.1

Once again, this proposal is more fitting to downtown and not a suburb like 1065 Paramount Drive. Residents living here generally need a car. This might be the case in places like downtown where it is easy to ride a bike or take a bus to work. This concept is not applicable to a suburban community that depends on driving and having an adequate traffic infrastructure, which this proposal will certainly affect in an adverse manner.

12 Conclusions and Recommendations

I would argue that it does NOT maintain the intent of the Urban Hamilton Official Plan and West Mountain Area Secondary Plan. Sure it may satisfy one such factor, to build more units, but I'm certain the original intent was much more inclusive than that: Fitting in with the Character of the existing neighbourhood; Acceptance by the existing neighbourhood; not creating traffic and parking chaos in an existing neighbourhood; not creating buildings high enough to invade upon the privacy of existing residents.

I also highly doubt that the Former City of Stoney Creek Zoning By-Law would have intended a development such as this. In fact I would argue that the Former City Planners would have shut this down immediately.

It definitely is NOT compatible with the surrounding build form.

It definitely does not represent good planning that is in the public interest. It is only in the developers best interest, not the communities.

From: [REDACTED]
To: [Van Rooi, James](#); [Clark, Brad](#)
Subject: File No. UHOPA-23-005/ZAC-23-006
Date: Monday, June 12, 2023 5:35:29 PM

Regarding the above mentioned proposed development on 1065 Paramount Drive, Stoney Creek I have just received a letter from Arcadis providing us with a quick update on the revised plan. The revised plan addresses non of the concerns shared by the existing residents ie: overcrowding of schools, high traffic ,parking etc. The plan has gone from 299 dwellings to 304 dwellings. I am very confused on how this addresses any of our concerns. I believe it is smoke and mirrors which as a resident of 44 years leads me to believe they are not listening to us. The fact that parking is mentioned generically “substantially increasing the proposed parking available with the site” leads me to believe they don’t want to address the situation prior to the meeting, best to spring it on us during the meeting. I have tried very hard not to make this emotional but it is hard to keep feelings at bay when this development will affect every facet of our existing community.

[REDACTED]
[REDACTED]
[REDACTED]

Sent from [Mail](#) for Windows

From: [Clark, Brad](#)
To: [REDACTED]
Cc: [Ribaric, Robert](#); [Morton, Devon](#); [Van Rooi, James](#)
Subject: RE: Opposition to the Rezoning of 1065 Paramount Drive
Date: Monday, February 27, 2023 1:00:30 PM

Good afternoon [REDACTED]

I have shared your letter by copying our staff in this email.

We will add you to the list of interested parties. I will continue to advocate for more reasonable densities on this property.

Gratefully yours,

Brad

Councillor Brad Clark
Ward 9 - Upper Stoney Creek
Room 262, 71 Main Street West
Hamilton, ON L8P 4Y5

Office: [905 546-2703](tel:9055462703)
Cell: [905 977-0679](tel:9059770679)
brad.clark@hamilton.ca
www.bradclarkreport.ca



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From: [REDACTED]
Sent: Tuesday, February 21, 2023 6:49 PM
To: Clark, Brad <Brad.Clark@hamilton.ca>
Subject: Opposition to the Rezoning of 1065 Paramount Drive

Attached, please find a list of questions and concerns we have concerning this proposed development

Paramount Project:

Greetings, we were at the meeting last night regarding the proposed rezoning along paramount. The community sentiment was clearly evident with their views and emotions around the proposed plans.

Main issues amongst residents:

Apt Building/Hi Density

Building Height

Parking

Increased Traffic

Pedestrian safety, specifically by schools

Devaluation of property

Recent changes from our Governments have resulted in a Wild West scenario amongst developers, a complete free for all around Ontario communities. If the Cities are taking too long to review zoning changes they, the developers are circumventing City Bylaws and going directly to the Ontario appeals board.

To be clear, I am opposed to the Apt building because I strongly believe it will have an adverse effect on our community. I also realize that we cannot fight progress and change in every instance.

We are of the opinion that 300 residences is simply too much for that allotted space. I believe that the apt building is the main source of discontent for a variety of reasons.

There are so many large project under way there is no need to compromise this community.

Stoney Creek Towers, Battlefield Park Area, Eastgate area, New Red Hill Buildings by Sobeys, Delta High School property.

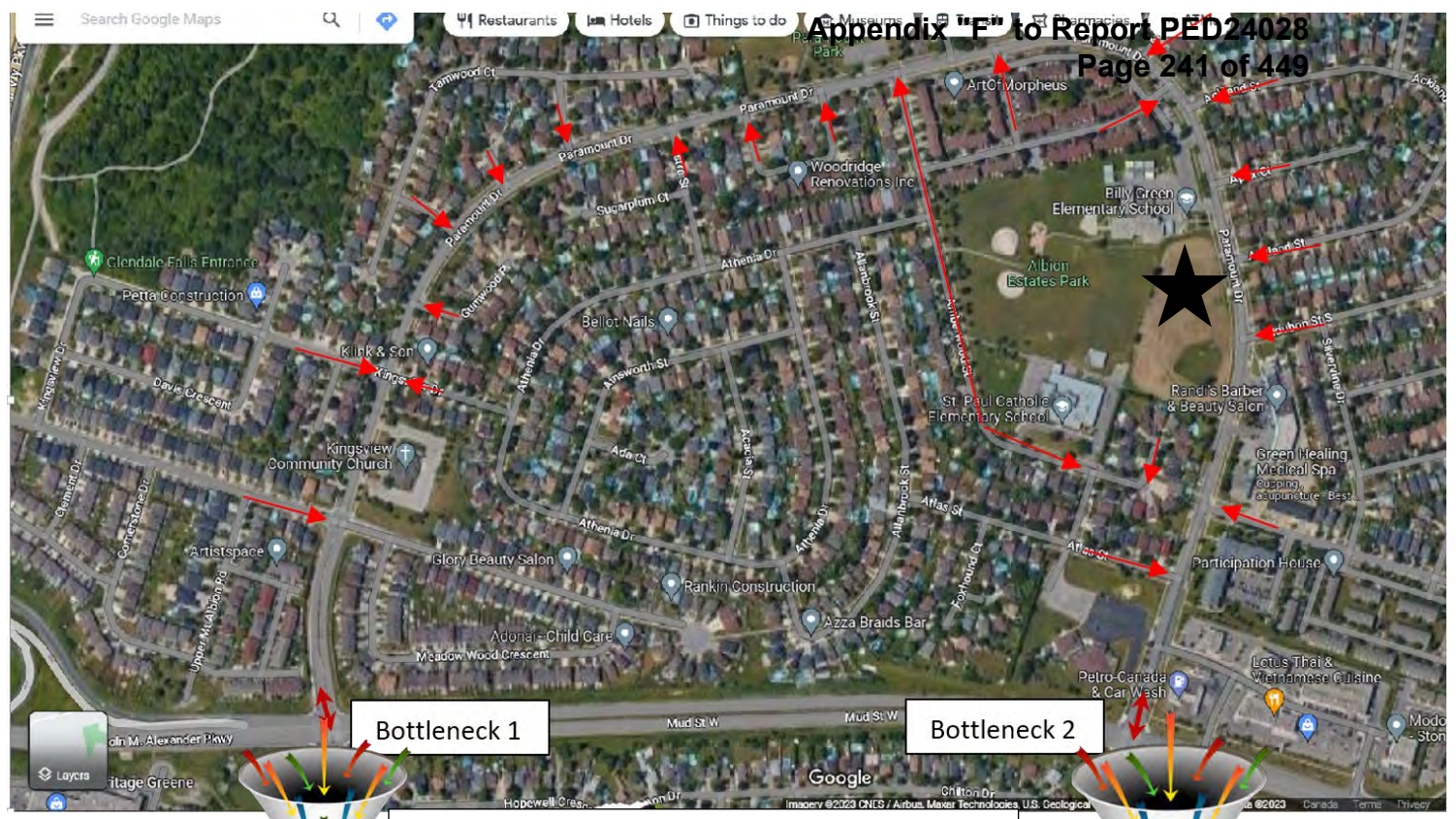
People do not care over 45 Deg. angularity studies/ smoke and mirror proposals. The current landscape in this community is nothing above 3 stories.

The overall residences needs to be reduced to a manageable state without compromising the community and safety in any way.

Traffic and Congestion:

Without a doubt there will be considerable increase in traffic and congestion around rush hour and school times. A big problem is we have too many arteries going into Paramount which lead to 2 ways to get in and out of the survey. There are simply too many bottlenecks within the survey.

See Fig 1. Below



Bottleneck 1

Bottleneck 2

Compromising Public Safety ★



Statistically, we will significantly increase the risk to pedestrians/child foot traffic and compromise public safety. This new proposed apartment building right between 2 schools, it was suggested that this was the perfect location for people to be less dependent on cars for everyday living. There are multiple amenities within walking distance. Most people need to have hi paying jobs to pay for their townhouse or Condo. Many people need 2 cars and cannot solely rely on public transportation.

The increased vehicular traffic right between 2 elementary schools is the worst possible place. One child fatality is one too much. In the event of a medical or fire emergency, how quickly can fire trucks respond, where minutes count to enter and leave this survey quickly? This is an aging community and emergencies do not work around rush hour traffic.

How safe will the bike lanes be with such an increase in traffic, distracted driving, impatient drivers trying to get out of the survey.

PARKING

Parking minimum requirements should be 1.5 per residence and additional for visitor parking. To simply say parking will look after itself in a condescending manner, that it will look after itself is ridiculous. You should have closer to 500 spaces rather than 300 to not adversely affect the community.

Outside in the real world and not in an office environment, you will have all the surrounding side streets congested with additional cars parked regularly, this will impede snow plowing and medical/fire emergencies significantly. This does not affect the community in a positive way. The attendance turnout has given a very clear barometer with respect to the community.

CRIME

If you do a query on police calls throughout the city it would be interesting to see what hi density dwelling numbers are. There is an element that is undesired in the community. To build and fabricate this environment between 2 elementary schools is unconscionable.

There are many problem areas in the city,

Parkdale and Melvin, Delawana Dr by Eastgate, Tindale Court area, new complex by Frances Ave by the lake a lot of drugs / violence. There is so much trouble coming ahead perhaps council needs to think again over the policing budgets.

There are no easy solutions on that front.

BILL 23

Bill 23 in Ontario is a huge problem for all cities and communities. The provincial Government does not care about greenspace, environmental impacts, they just want higher numbers in communities no matter what the cost. Developers are now circumventing the system and going right to the appeals board. This is not good for cities and communities in Ontario, it is in our best interests to work with the City and developer to modify the 8 storey building height, reduce the units per floor have them say 750 SQ FT per 1 Bedroom and 900 to 1000 SQ FT 2 Bedroom.

Ensure each Townhouse has a garage, little tweaks to try and reduce the residence number in my view may be a win.

It is my hope that city council has some savvy and finesse to somehow maintain the integrity of the area, provide some latitude with the developer and appease the community.

City & Council

- WORKING TOGETHER TO MAKE A POSITIVE IMPACT ON THE COMMUNITY
- This City has an open, transparent and accessible approach to City government that engages with and empowers all citizens to be involved in their community.

ENHANCING PUBLIC TRUST

The City is committed to openness and transparency in its decision-making and service delivery. To help deliver on this commitment, there are a number of mechanisms in place to promote and protect accountability and transparency in our government.

With all the new projects in the city it is not clear to me that the City will be able to comply with their policies.

< Water, Wastewater & Stormwater

Wastewater Collection & Treatment

Biosolids Management

Monitoring Wastewater Overflows and Bypasses

Sewer Lateral Cross-Connections

Sewer Systems

Wastewater Quality Management System

Wastewater Systems

The City of Hamilton created a voluntary Wastewater Quality Management System (WWQMS) to improve our existing wastewater systems and processes and reduce environmental impacts.

The WWQMS is a set of policies and procedures implemented to effectively and efficiently collect and treat wastewater in a manner that protects the environment, meets legal and regulatory requirements & meets City of Hamilton's commitment to a high-quality wastewater system.

The **WWQMS Policy CLEAN (PDF, 318.02 KB)** ensures the City's commitment to:

- Compliance with all legal and other requirements
- Leaders in pollution prevention
- Effective communication with the community
- Always improving the Wastewater Quality Management System; and
- Noteworthy innovation

The WWQMS was built upon Hamilton Water's strong quality management system foundation, existing operational framework and staff expertise. The City of Hamilton's Wastewater Quality Management System (WWQMS) received endorsement from Council on December 16, 2020. The WWQMS was fully implemented and operational in 2021.

OPERATING AUTHORITY

Hamilton Water is the Operating Authority for the City's wastewater collection and treatment systems. Hamilton Water has established and maintains the WWQMS such that it meets legal and other requirements including financial planning and annual reporting.

THE WWQMS OPERATIONAL PLAN AND ADDITIONAL REPORTS

I have yet to hear any response if the city is able to meet the upcoming needs in waste water management. I am not aware if any new CSO tanks are being built. I am aware of upgrades at the water treatment plant. I am not sure as to how much capacity has been increased or how if influent and effluent have become much more efficient.

Is the City Waste Water Systems prepared for an additional 5000 to 10000 new residences?

WASTEWATER QUALITY MANAGEMENT SYSTEM POLICY

The City of Hamilton owns, maintains and operates various wastewater systems. The City is committed to:

C Compliance with all legal and other requirements

L Leaders in pollution prevention

E Effective Communication with the community

A Always improving the Wastewater Quality Management System

N Noteworthy innovation

Hamilton BCOS
WASTEWATER QUALITY MANAGEMENT SYSTEM

I have contacted the city a few times now awaiting a response of what the City is proactively doing with respect to their Wastewater Quality Management System Policy?

Over the last 3 years there have been 334 overflow to the lake with untreated water incidents

Over the last 3 document years we have had 33-34-37 days, 2500 Hours and 104 days of untreated overflow into the lake.

I am at a loss at how the city is always improving the Wastewater Quality Systems. If we are adding so many upstream new residences, these numbers will not improve.

1-2-7 are almost 100% of the reason codes.

Reason Codes:

1. Heavy Precipitation
2. Snow Melt
3. Equipment Failure
4. Equipment Maintenance
5. Sewer Problems
6. Power Failure
7. Exceed Design
8. Other

From: [Morton, Devon](#)
To: [Van Rooi, James](#)
Subject: FW: Albion Estates-Paramount Project
Date: Tuesday, February 21, 2023 12:09:05 PM
Attachments: [Paramount Project.docx](#)
[image001.png](#)

FYI

Devon M. Morton, MCIP, RPP (he/him/his)
Planner II (Rural Team)
Development Planning
Planning & Economic Development Department
City of Hamilton, 71 Main St. W, 5th floor, L8P 4Y5
Ph: (905) 546-2424 ext. 1384
Email: Devon.Morton@hamilton.ca



From: [REDACTED]
Sent: Saturday, February 18, 2023 11:31 AM
To: Clark, Brad <Brad.Clark@hamilton.ca>; Office of the Mayor <Officeofthe.Mayor@hamilton.ca>;
Morton, Devon <Devon.Morton@hamilton.ca>; Ribaric, Robert <Robert.Ribaric@hamilton.ca>;
KAArcher@hwdsp.on.ca; AgroL@hwcdsb.ca
Subject: Albion Estates-Paramount Project

Pardon the intrusion, we were at the Albion Estates Paramount Project meeting the other night, it was an emotional meeting with residents from the community. There are some issues that I hope are reviewed and find some middle ground without compromising safety in any way. What is very clear to me, this will be a very challenging process to mitigate through.

Regards,

[REDACTED]

From: [REDACTED]
To: [Clark, Brad](mailto:Clark.Brad@hamilton.ca)
Cc: [Van Rooi, James](mailto:Van.Rooi.James@hamilton.ca)
Subject: 1065 Paramount project objection
Date: Wednesday, March 1, 2023 9:41:18 AM

To: Brad Clark Brad.Clark@hamilton.ca
James Van Rooi James.VanRooi@hamilton.ca
Tracy Tucker Tracy.Tucker@ibigroup.com

Objection to File No. UHOPA-23-005 regarding the proposed By-Law to change the land use designation from “Institutional” to “Neighbourhoods” in Schedule “E-1” of the Urban Hamilton Official Plan and to change the land use designation from “Institutional” to “High Density Residential 1” in the West Mountain Area (Heritage Green) Secondary Plan.
Objection to File No. ZAC-23-006 regarding the rezoning of the subject lands from the Small Scale Institutional “IS” Zone to a modified Multiple Residential “RM3-XX” Zone
I strongly object to the above proposals for the following reasons:

1. Unsatisfactory “Planning Justification Report” and “Urban Design Brief”

The ‘Planning Justification Report’ is based extensively on the Provincial governments desire to increase the number of housing units.

This is only one consideration, and given the recent extensive expansion to the Urban boundary it should be near the bottom of the list of priorities to consider, especially when the new development is in the center of a mature, established community. There are so many opposing arguments that render this High-Density “urban” proposal completely unsatisfactory as it is in the middle of a Low-Density “suburban” community (neighbourhood character; Congestion; Traffic; Safety; Pollution; Infrastructure; Mental Health; etc). The High-Density rationale does not apply to our suburb as we are a commuter-based neighbourhood that relies heavily on the Redhill Expressway and Lincoln Alexander Parkway to commute to work.

Please see the attached Addendum for a long list of points that do not adhere to the:

- Planning Act
- Provincial Policy Statement 2020
- Urban Hamilton Official Plan
- Neighbourhoods Designation General Policies
- West Mountain Area Secondary Plan
- Zoning By-laws
- Registered Professional Planners responsibility re “local needs of the community”

Furthermore, the ‘Urban Design Brief’ states that “the south boundary is defined by residential single dwellings screened by a densely planted landscape buffer” which is not true at all. The trees on the SW corner of the development are tall enough to provide privacy to a 3 level townhouse. However the other 3 houses in Canfield Court that back on to the South side of the lot offer no privacy to any structure over 2 stories. Nor is there any privacy for the homes on Paramount drive from the street facing Apartments and Stacked Townhouses. The townhouses will be looking directly into the bedrooms on Canfield Court and both the apartments and townhouses will be looking directly into the living rooms on Paramount Drive. In time, these trees will one day die and/or be removed and then there would be absolutely no privacy for any of the existing residents mentioned above.

2. High-Density zoning is completely unnecessary in this Community

With the recent Urban Boundary expansion announced by the Provincial government there is absolutely no need to create a High Density development in a Low Density, mature neighbourhood. The High Density zoning does not fit with the existing character of the community, which is all Low Density. It is also in complete contradiction of section 3.3.1 which states that High Density housing is to be on the outskirts of the community, not on the interior which is exactly where it is being proposed.

3. Recent Precedent for Ward 9 regarding zoning density

Just 4 km away a new development was approved at 15 Ridgeview, which is in Ward 9 as is the proposed development at 1065 Paramount Drive. The property at 15 Ridgeview is 5hectares and a total of 105 residential units (25 single family homes and 80 three-level townhouses) was submitted and approved. That is only 21 residential units per hectare of land.

Comparatively, the proposal for 1065 Paramount Drive is on a lot that is only 1.63 hectares but they are proposing 299 residential units. The proposed density is **187**residential units per hectare of land. The present by-law states a maximum 40 residents per hectare.

In regard to the 15 Ridgeview development, The Hamilton Spectator reported that Jeff Beattie (Stoney Creek councilor) said that the proposed development will be similar to the existing housing blocks that have already been built. In other words, they were very cognizant of the existing community and made every effort to ensure the new development fit in.

The closest elementary school to the 15 Ridgeview development is Eastdale which is 6 km away from it whereas the High-Density proposal for 1065 Paramount Drive is within meters of both Billy Green and St. Paul elementary schools. The safety of children making their way to both schools cannot be measured, however it is painfully obvious that having a High Density development with upwards of 600 new cars in the area coming and going during morning and afternoon rush periods will only increase the risk of traffic accidents and injuries.

4. Job Markets not easily accessible via public transit from this area

The argument provided by the planner that there is public transit right on Paramount drive which will help newcomers commute to work and will reduce the number of residents owning vehicles is not valid for this community as it is basically a suburb to Hamilton. Anyone who lives and commutes in this area knows that a bus ride to most work areas is a very lengthy, time consuming journey. A bus to downtown Hamilton takes an hour easily. This community is not close to any major job markets, most people commute. In fact many new people entering the community are probably from out of town and will certainly be driving, creating more congestion and air pollution than is necessary. This High-Density plan is inappropriate for a suburb such as ours and lends itself more to downtown where residents do in fact walk, ride or take public transit to work.

5. Traffic considerations to include the impact on the Red Hill Valley Expressway and the Lincoln Alexander Expressway

The fact is there will be more traffic. Anyone who lives in this area knows that the Red Hill Valley Parkway and the Lincoln Alexander Parkway are already stop and go every morning and afternoon. We know that the planners comment "Traffic will take care of itself" is simply not true for this area as evidenced by years of backlog on the Redhill/Linc. Adding approximately 300 more cars to the morning and evening commute is definitely going to compound this problem and traffic will only get worse.

6. Insufficient Parking

The Planner's goal of not providing enough parking spots in the hopes of attracting residents without cars is not realistic for this community because as previously stated it is a suburb in which most people commute to and from work. Most residents in this area have at least 2 cars per household, townhouses included. This is because there are very few employers in the area and the vast majority of workers have to commute. Using the HSR is a last resort because it takes forever to get anywhere and the routes are extremely limited to and from this community. The proposal allows for 369 parking spaces for 299 units instead of 558 that is presently required in our by-laws. The overflow of parking will obviously spill over to Billy Green's parking lot; the strip plaza parking lot; and neighbourhood side streets. Parking on the side streets is already a daily drama so adding all these extra cars will only increase local residents' anxiety and create so much congestion that snow plows and traffic will be an ongoing problem. Also, there are an unacceptable number of Physically Challenged Parking spots of only 6 instead of 37 as required (1%). Again, this High-Density plan is inappropriate for a suburb such as ours and lends itself more to downtown where residents are more apt to not own cars and walk/ride/transit.

7. No regard for the Character of our existing community or the mental health of existing residents

This high-density proposal in no way considers the character or desires of the local community. There is nothing like this in all of Stoney Creek. To take the last plot of land in the center of a very mature neighbourhood and change the whole complexion of it is extremely disrespectful to the existing community. Absolutely no regard has been shown for

the lifelong investment residents have made to live and retire here. Not to mention the **mental health issues** this is creating in our community. I know for a fact that there are a LOT of residents who are quite outraged about this. The stress and anxiety this is creating is completely unnecessary. *The fact that this is listed as a major consideration for both Registered Professional Planners and as a ByLaw consideration but is not being addressed is cause for great concern*

In conclusion, I respectfully ask the Planning Committee to reject this proposal in its entirety and start from scratch, with community involvement.

Thank you for your time and consideration.

Addendum to Objection Letter

6.1 Urban Design Brief

The height of these buildings provides a comfortable transition between higher building masses and the surrounding neighbourhood character

This is not true as the transition between a 3 storey **stacked** townhouse and a single family home is not a "comfortable" transition at all.

7.1 Planning Act

Planning Comment:

"The proposed layout will ensure compatibility with neighbouring land uses, by placing the lower-density three-storey stacked townhouses on the southern portion of the subject lands, adjacent to the existing single detached dwellings along Canfield Court"

This is not true as the proposal is completely incompatible with the existing community and especially the dwellings along Canfield Court and Paramount Drive.

7.2 Provincial Policy Statement

Policy 1.1.1 f)

This proposal does **NOT** improve accessibility for persons with disabilities and older persons because there are not nearly enough Physically Challenged Parking spots available (6 proposed 37 required)

Policy 1.1.2 is inadmissible as it is based on intensification targets "which shall be established through a **future** Amendment to the UHOP

Policy 1.1.3.4

Planning Comment:

The surrounding neighbourhood is comprised of primarily single detached residential dwellings and block townhouses. The abutting built form is predominantly single detached residential and open space/institutional, which makes the location of the proposed three-storey stacked townhouse units and eight-storey apartment building appropriate

This is not true either as it is extremely inappropriate to put these buildings in the center of a mature neighbourhood, which goes directly against section Policy number 3.3.1 which states that **high density development should be on the outskirts of a community**. Also, putting 3 storey "stacked" townhouses

adjacent to single family homes is completely unacceptable.

Policy 1.4.3 b) 1.

This proposal does **NOT** meet the social, health, economic and well-being requirements of current and future residents! The property values will be greatly reduced for current residents; the Mental Health of current residents is already being adversely affected; an insufficient number of physically challenged parking spots will seriously impact future residents, especially as they are targeting seniors to retire there.

Policy 1.6.6

I have not seen any studies to support the claims that the existing sewage and water services can accommodate this proposal. From what I understand these studies have not yet been done.

Policy 1.6.7.4

Again, being a commuter-based community driving is essential. This proposal will **NOT** minimize the length and number of vehicle trips in this community.

Policy 1.8.1

The significant increase of vehicles in such a small area will increase air pollution. Also, this proposal is in a commuter's neighbourhood and will not reduce motor vehicle trips and congestion but increase them both.

7.4 Urban Hamilton Official Plan (UHOP)

Policy 2.4.1.4

Planning Comment:

It represents a form of intensification, which is compatible in terms of scale and built form with the surrounding neighbourhood, by placing the lower-density three-storey stacked townhouses on the southern portion of the subject lands, adjacent to the existing single detached dwellings along Canfield Court.

This is **NOT** true as the proposal is not compatible with the surrounding neighbourhood in the least. There is nothing in this neighbourhood that resembles this proposal at all. The skyline and character of the neighbourhood will be ruined forever.

This proposal is not a compatible integration with the surrounding area!

Planning Comment:

It is not anticipated to adversely impact the existing transportation network

This is obviously not true. Any increase in traffic will adversely impact any area.

Planning Comment:

The proposed development will make more efficient use of the local road than existing conditions.

This too is not true as Paramount Drive is the only road in and out of the subdivision. Adding another 300 –

600 cars will definitely reduce its efficiency

Policy 2.4.2.2

Planning Comment:

The proposed development is a respectful form of residential intensification, as it will not result in shadowing, overlook, noise, lighting or traffic concerns. The layout will ensure compatibility with adjacent land uses,

Judging by the residents overwhelming outrage at the February 16 meeting this proposal is anything but 'respectful' with regard to both residents or compatibility. It is not compatible with adjacent land uses nor the height, massing or scale of nearby residential buildings (single family homes). The shadows created over Billy Green Elementary school will block out sunlight until mid-day. Furthermore, there are no 'amenity' provisions at all.

Policy 3.3.2.3: Urban design should foster a sense of community pride

Not one of the 7 principals listed below were satisfied:

- a) Respecting existing character – Not at all
- b) Consistent with locale and surrounding environment – Not at all
- c) Recognizing and protecting the cultural history - No
- d) Conserving and respecting the existing build heritage features - No
- e) Conserving, maintain, and enhancing the features of its communities - No
- f) Demonstrating sensitivity toward community identity – Not at all
- g) Contributing to the character and ambiance of the community - No

Planning Comments:

The proposed development respects the existing community character, by proposing a compatible building layout with appropriate provisions,

The proposed frontage along Paramount Drive contributes to the character of the streetscape, as the four stacked townhouse blocks will be aligned with the existing street to form a consistent street wall. Neither of these statements are true. This proposal has totally disrespected our community and the stacked townhouses are not in alignment with the existing street. The style and height of single family homes and townhouses that are already on Paramount Drive would be aligned properly, not stacked townhouses and an 8 storey apartment building.

Policy 3.3.2.4: Quality Spaces

Planning Comment:

The siting of the stacked townhouse blocks and apartment building is logical and fits within the existing neighbourhood context

This is False as it does NOT fit within the existing neighbourhood context

Policy 3.3.2.6: New development and redevelopment should enhance the character of the existing environment

Not one of the 4 sub-sections were satisfied

This is False as it does NOT enhance the character of the existing environment. In reality it will become an eyesore and will deter from the character of the existing environment destroying the skyline of the entire

neighbourhood.

Policy 3.3.2.8 Urban design should promote the reduction of greenhouse emissions, ability to adapt to the impacts of a changing climate now and in the future, and protect and enhance the natural urban environment

This is false. Nothing in this proposal will reduce greenhouse emissions or protect/enhance the natural urban environment. Fewer residential units and more green space will protect and enhance the natural urban environment.

Policy 3.3.2.9 Urban design plays a significant role in the physical and mental health of our citizens.

Again, not one sub-section has been satisfied (high quality, safe streetscapes; no development of places for active and passive recreation; no variety of land uses; increased air, noise, and water pollution)

This may be the single biggest concern that is being overlooked. The mere proposal in itself has caused such intense stress and anxiety in the community. The **mental health** of our citizens is obviously not a concern of the developer but we as a society depend on our City officials/planners to act in our best interest. Presently the mental health of this community is on a steep decline and will get progressively worse with developments like this.

Policy 3.3.3.1

Planning Comment: As previously discussed, the proposed development has been designed to fit within the surrounding neighbourhoods, in terms of scale, and ensuring adequate privacy and sunlight to neighbouring properties. It will be compatible with the surrounding low-density context,

This is not true because in no way does this development fit within the surrounding neighbourhood.

Policy 4.5.8.4

The proposed development will make more efficient use of the Collector Road, by increasing residential density on the subject lands, without hindering the current traffic flow.

This is false. More cars will undoubtedly hinder the current traffic flow. In fact, traffic flow will be at a standstill in the morning and afternoon when school starts and ends.

Policy 5.3 Lake –Based Municipal Water and Wastewater Systems

Again, I have not seen any studies to support the claim that existing systems can accommodate a development of this size. I find it hard to believe that 40+ years after planning a community that the existing infrastructure could accommodate another 299 units on such a small piece of land. Surely the planners never anticipated this happening that long ago.

Chapter E – Urban Systems and Designations

Subsection 2.6 Neighbourhoods

Scale Policy 2.6.7

Neighbourhoods shall generally be regarded as physically stable areas with each neighbourhood having a unique scale and character. Changes compatible with the existing character or function of the neighbourhood shall be permitted.

Planning Comment: The proposed development is compatible with the existing character of the neighbourhood, as a functional layout of differing typologies has been created to ensure that there are significant adverse impacts on any adjoining lands.

This is not true. It does NOT fit with the existing character of the neighbourhood and it will have a significant impact on adjoining lands, specifically residents of Canfield Court, Paramount Drive and both elementary

schools.

Scale and Design - Policy 3.2.4

The existing character of established neighbourhoods designated areas shall be maintained. Residential intensification within these areas shall enhance and be compatible with the scale and character of the existing residential neighbourhood.

This proposal does not satisfy this policy at all. In fact the complete opposite is true --- the existing character is NOT maintained and intensification is NOT compatible with the existing residential neighbourhood

Policy 3.3.1

Lower Density residential uses and building forms shall generally be located in the interiors of neighbourhood areas with higher density dwelling forms and supporting uses located on the periphery.

This proposal is for the exact opposite of 3.3.1. The proposed High-Density development is right in the middle of the Low-Density neighbourhood.

Policy 3.3.2

Development or redevelopment adjacent to areas of lower density shall ensure the height, massing, and arrangement of buildings and structures are compatible with existing and future uses in the surrounding area.

This proposed development is not at all compatible with the existing areas of lower density with regard to height, massing and arrangement of buildings.

Policy 3.6.1

High Density residential areas are characterized by multiple dwelling forms on the periphery of neighbourhoods.

Again, this high-density proposal is NOT on the periphery but right in the center of the mature, low density neighbourhood

Policy 3.6.8 d)

This item is also not adhered to as the proposal has inadequate parking, amenity features and is not compatible with existing residential heights. Furthermore it will cast shadows on Billy Green Elementary school for at least 50% of the school day.

Neighbourhoods Designation – High Density Residential Design Policy 3.6.8

Planning Comment: The proposed development is a respectful form of residential intensification, as it will not result in shadowing, or overlook concerns

This is not true! Residents on Canfield Court and Paramount Drive will have residents in the Stacked Townhouses and apartment looking directly in their bedrooms and living rooms, respectively.

Appendix E Highlights the Significant short-comings of the proposal

Physically Challenged Parking Spots:	1% required = 37	Proposed 6
Minimum Number of Parking Spaces:	558 required	Proposed 369
Minimum Front Yard	7.5m required	Proposed 3.25m
Minimum Side Yard	6.0m required	Proposed 3.0m
Maximum Density	40 units/Ha	Proposed 187
Minimum Landscape Open Space	50%	Proposed 30%
RM3 Zone: Stacked townhouses	Not permitted	

Policy 6.2.6

Planning Comment: While the Institutional Designation allows for low-density residential uses, an amendment is required for the proposed development as it does not allow high-density residential uses.

One of the main reasons everyone in this neighbourhood chose to live here is because it was not zoned high-density. Obviously the City Planners had a very good reason not to zone it High Density, mainly because it is a suburb. To suddenly decide after 40+ years that the zoning should be changed to high-density simply to accommodate a developer is outrageous and nothing short of criminal to the existing community.

If we wanted to live downtown or in Toronto we would have moved there.

9 School and City Recreation Facility and Outdoor Recreation/ Parks Issues Assessment

As noted throughout this report, the subject lands directly about Billy Green Elementary School to the north and St. Paul Catholic Elementary School to the south-west. The development of the subject lands will be compatible with the surrounding institutional uses, as it does not create significant shadow impacts upon the schools

This is completely false. The 8 story apartment will completely block out any sunshine that Billy Green's kindergarten classrooms/playground presently enjoy. Furthermore, the apartments will be looking directly into the classroom windows of Billy Green school all day long.

11 Planning Justification

Registered Professional Planners ("Planners") have a responsibility to acknowledge the interrelated nature of planning decisions and the consequences for natural and human environments, and the broader public interest. The public interest reflects a balance between the local needs of the community with the interests of stakeholders. In order to determine whether the proposed development is within the public interest

Both the Councillor and the Planner stated that they have never had as many people at a public meeting in their entire careers as were present at the February 16, 2023 meeting. This in itself tells the whole story.

The unanimous outrage and opposition displayed at the meeting cannot be simply disregarded. If the above Professional Planners code of ethics is to be respected at all then based on this meeting alone the existing High-Density plan needs to be thrown out and a new Low-Density plan submitted, hopefully one that has community involvement and fits the character of the neighbourhood.

11.1 Environment

The proposed development will provide residential density in close proximity to commercial and institutional uses and allow residents to live, work and play within the same neighbourhood, thus being active transportation supportive

This is not true as very few residents work in this neighbourhood. There are no employers of any size near this community.

The proposed development will capitalize on the advantage and provide reduced parking ratios to encourage an increase in transit usage. Overall, by promoting transit and active transportation, it decreases the need for automobile travel and greenhouse gas emissions, which contributes to a higher energy consumption and declining air quality.

In reality, this High-Density development will accomplish the complete opposite of what is stated in section 11.1

Once again, this proposal is more fitting to downtown and not a suburb like 1065 Paramount Drive. Residents living here generally need a car. This might be the case in places like downtown where it is easy to ride a bike or take a bus to work. This concept is not applicable to a suburban community that depends on driving and having an adequate traffic infrastructure, which this proposal will certainly affect in an adverse manner.

12 Conclusions and Recommendations

I would argue that it does NOT maintain the intent of the Urban Hamilton Official Plan and West Mountain Area Secondary Plan. Sure it may satisfy one such factor, to build more units, but I'm certain the original intent was much more inclusive than that: Fitting in with the Character of the existing neighbourhood; Acceptance by the existing neighbourhood; not creating traffic and parking chaos in an existing neighbourhood; not creating buildings high enough to invade upon the privacy of existing residents. I also highly doubt that the Former City of Stoney Creek Zoning By-Law would have intended a development such as this. In fact I would argue that the Former City Planners would have shut this down immediately.

It definitely is NOT compatible with the surrounding build form.

It definitely does not represent good planning that is in the public interest. It is only in the developers best interest, not the communities.

This development is NOT suitable for the existing residents and character of this neighborhood. I am 100% opposed to it in the proposed form.

Sincerely, [REDACTED]
[REDACTED] Stoney Creek, [REDACTED]

Sent from my iPad

From: [REDACTED]
To: [Clark, Brad](#); [Van Rooi, James](#); Tracy.Tucker@ibigroup.com
Subject: Paramount Drive rezoning.
Date: Thursday, March 9, 2023 3:19:49 PM

We are totally against this project for reasons already sent to you by many residents.

It does not belong in this neighbourhood.

Sincerely,

[REDACTED]

[REDACTED]

--
[REDACTED]

February 28, 2023

To: Brad Clark Brad.Clark@hamilton.ca
James Van Rooi James.VanRooi@hamilton.ca
Tracy Tucker Tracy.Tucker@ibigroup.com

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are extremely limited to and from this community. The proposal allows for 369 parking spaces for 299 units instead of 558 that is presently required in our by-laws. The overflow of parking will obviously spill over to Billy Green's parking lot; the strip plaza parking lot; and neighbourhood side streets. Parking on the side streets is already a daily drama so adding all these extra cars will only increase local residents' anxiety and create so much congestion that snow plows and traffic will be an ongoing problem. Also, there are an unacceptable number of Physically Challenged Parking spots of only 6 instead of 37 as required (1%). Again, this High-Density plan is inappropriate for a suburb such as ours and lends itself more to downtown where residents are more apt to not own cars and walk/ride/transit.

7. **No regard for the Character of our existing community or the mental health of existing residents**

This high-density proposal in no way considers the character or desires of the local community. There is nothing like this in all of Stoney Creek. To take the last plot of land in the center of a very mature neighbourhood and change the whole complexion of it is extremely disrespectful to the existing community. Absolutely no regard has been shown for the lifelong investment residents have made to live and retire here. Not to mention the **mental health issues** this is creating in our community. My wife and I haven't had a full night's sleep since we received the notice of this development in early January. I know for a fact that there are a LOT of other residents who are even more vocal and outraged than us. ***The fact that this is listed as a major consideration for both Registered Professional Planners and as a ByLaw consideration but is not being addressed is cause for great concern***

In conclusion, I respectfully ask the Planning Committee to reject this proposal in its entirety and start from scratch, with community involvement. I know there a lot of residents who want it left Institutional.

What we really need in this community is a daycare center. There are other groups who want only single family homes. The one thing I do know is that the entire community is unanimously against this proposal. The views of this community should be a top priority when a proposal of this significance is introduced to such a mature, established neighbourhood.

Thank you for your time and consideration.

████████████████████

██████████

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This is not true either as it is extremely inappropriate to put these buildings in the center of a mature neighbourhood, which goes directly against section Policy number 3.3.1 which states that **high density development should be on the outskirts of a community**. Also, putting 3 storey "stacked" townhouses adjacent to single family homes is completely unacceptable.

Policy 1.4.3 b) 1.

This proposal does **NOT** meet the social, health, economic and well-being requirements of current and future residents! The property values will be greatly reduced for current residents; the Mental Health of current residents is already being adversely affected; an insufficient number of physically challenged parking spots will seriously impact future residents, especially as they are targeting seniors to retire there.

Policy 1.6.6

I have not seen any studies to support the claims that the existing sewage and water services can accommodate this proposal. From what I understand these studies have not yet been done.

Policy 1.6.7.4

Again, being a commuter-based community driving is essential. This proposal will **NOT** minimize the length and number of vehicle trips in this community.

Policy 1.8.1

The significant increase of vehicles in such a small area will increase air pollution. Also, this proposal is in a commuter's neighbourhood and will not reduce motor vehicle trips and congestion but increase them both.

7.4 Urban Hamilton Official Plan (UHOP)

Policy 2.4.1.4

Planning Comment:

It represents a form of intensification, which is compatible in terms of scale and built form with the surrounding neighbourhood, by placing the lower-density three-storey stacked townhouses on the southern portion of the subject lands, adjacent to the existing single detached dwellings along Canfield Court.

This is **NOT** true as the proposal is not compatible with the surrounding neighbourhood in the least. There is nothing in this neighbourhood that resembles this proposal at all. The skyline and character of the neighbourhood will be ruined forever.

This proposal is not a compatible integration with the surrounding area!

Planning Comment:

It is not anticipated to adversely impact the existing transportation network

This is obviously not true. Any increase in traffic will adversely impact any area.

Planning Comment:

The proposed development will make more efficient use of the local road than existing conditions.

This too is not true as Paramount Drive is the only road in and out of the subdivision. Adding another 300 – 600 cars will definitely reduce its efficiency

Policy 2.4.2.2

Planning Comment:

The proposed development is a respectful form of residential intensification, as it will not result in shadowing, overlook, noise, lighting or traffic concerns. The layout will ensure compatibility with adjacent land uses,

Judging by the residents overwhelming outrage at the February 16 meeting this proposal is anything but 'respectful' with regard to both residents or compatibility. It is not compatible with adjacent land uses nor the height, massing or scale of nearby residential buildings (single family homes). The shadows created over Billy Green Elementary school will block out sunlight until mid-day. Furthermore, there are no 'amenity' provisions at all.

Policy 3.3.2.3: Urban design should foster a sense of community pride

Not one of the 7 principals listed below were satisfied:

- a) Respecting existing character – Not at all
- b) Consistent with locale and surrounding environment – Not at all
- c) Recognizing and protecting the cultural history - No
- d) Conserving and respecting the existing build heritage features - No
- e) Conserving, maintain, and enhancing the features of its communities - No
- f) Demonstrating sensitivity toward community identity – Not at all
- g) Contributing to the character and ambiance of the community - No

Planning Comments:

The proposed development respects the existing community character, by proposing a compatible building layout with appropriate provisions,

The proposed frontage along Paramount Drive contributes to the character of the streetscape, as the four stacked townhouse blocks will be aligned with the existing street to form a consistent street wall.

Neither of these statements are true. This proposal has totally disrespected our community and the stacked townhouses are not in alignment with the existing street. The style and height of single family homes and townhouses that are already on Paramount Drive would be aligned properly, not stacked townhouses and an 8 storey apartment building.

Policy 3.3.2.4: Quality Spaces

Planning Comment:

The siting of the stacked townhouse blocks and apartment building is logical and fits within the existing neighbourhood context

This is False as it does NOT fit within the existing neighbourhood context

Policy 3.3.2.6: New development and redevelopment should enhance the character of the existing environment

Not one of the 4 sub-sections were satisfied

This is False as it does NOT enhance the character of the existing environment. In reality it will become an eyesore and will deter from the character of the existing environment destroying the skyline of the entire neighbourhood.

Policy 3.3.2.8 Urban design should promote the reduction of greenhouse emissions, ability to adapt to the impacts of a changing climate now and in the future, and protect and enhance the natural urban environment

This is false. Nothing in this proposal will reduce greenhouse emissions or protect/enhance the natural urban environment. Fewer residential units and more green space will protect and enhance the natural urban environment.

Policy 3.3.2.9 Urban design plays a significant role in the physical and mental health of our citizens.

Again, not one sub-section has been satisfied (high quality, safe streetscapes; no development of places for active and passive recreation; no variety of land uses; increased air, noise, and water pollution)

This may be the single biggest concern that is being overlooked. The mere proposal in itself has caused such intense stress and anxiety in the community. The **mental health** of our citizens is obviously not a concern of the developer but we as a society depend on our City officials/planners to act in our best interest. Presently the mental health of this community is on a steep decline and will get progressively worse with developments like this.

Policy 3.3.3.1

Planning Comment: As previously discussed, the proposed development has been designed to fit within the surrounding neighbourhoods, in terms of scale, and ensuring adequate privacy and sunlight to neighbouring properties. It will be compatible with the surrounding low-density context,

This is not true because in no way does this development fit within the surrounding neighbourhood.

Policy 4.5.8.4

The proposed development will make more efficient use of the Collector Road, by increasing residential density on the subject lands, without hindering the current traffic flow.

This is false. More cars will undoubtedly hinder the current traffic flow. In fact, traffic flow will be at a stand--still in the morning and afternoon when school starts and ends.

Policy 5.3 Lake –Based Municipal Water and Wastewater Systems

Again, I have not seen any studies to support the claim that existing systems can accommodate a development of this size. I find it hard to believe that 40+ years after planning a community that the existing infrastructure could accommodate another 299 units on such a small piece of land. Surely the planners never anticipated this happening that long ago.

Chapter E – Urban Systems and Designations

Subsection 2.6 Neighbourhoods

Scale Policy 2.6.7

Neighbourhoods shall generally be regarded as physically stable areas with each neighbourhood having a unique scale and character. Changes compatible with the existing character or function of the neighbourhood shall be permitted.

Planning Comment: The proposed development is compatible with the existing character of the neighbourhood, as a functional layout of differing typologies has been created to ensure that there are significant adverse impacts on any adjoining lands.

This is not true. It does NOT fit with the existing character of the neighbourhood and it will have a significant impact on adjoining lands, specifically residents of Canfield Court, Paramount Drive and both elementary schools.

Scale and Design - Policy 3.2.4

The existing character of established neighbourhoods designated areas shall be maintained. Residential intensification within these areas shall enhance and be compatible with the scale and character of the existing residential neighbourhood.

This proposal does not satisfy this policy at all. In fact the complete opposite is true --- the existing character is NOT maintained and intensification is NOT compatible with the existing residential neighbourhood

Policy 3.3.1

Lower Density residential uses and building forms shall generally be located in the interiors of neighbourhood areas with higher density dwelling forms and supporting uses located on the periphery.

This proposal is for the exact opposite of 3.3.1. The proposed High-Density development is right in the middle of the Low-Density neighbourhood.

Policy 3.3.2

Development or redevelopment adjacent to areas of lower density shall ensure the height, massing, and arrangement of buildings and structures are compatible with existing and future uses in the surrounding area.

This proposed development is not at all compatible with the existing areas of lower density with regard to height, massing and arrangement of buildings.

Policy 3.6.1

High Density residential areas are characterized by multiple dwelling forms on the periphery of neighbourhoods.

Again, this high-density proposal is NOT on the periphery but right in the center of the mature, low density neighbourhood

Policy 3.6.8 d)

This item is also not adhered to as the proposal has inadequate parking, amenity features and is not compatible with existing residential heights. Furthermore it will cast shadows on Billy Green Elementary school for at least 50% of the school day.

Neighbourhoods Designation – High Density Residential
DesignPolicy 3.6.8

Planning Comment: The proposed development is a respectful form of residential intensification, as it will not result in shadowing, or overlook concerns

This is not true! Residents on Canfield Court and Paramount Drive will have residents in the Stacked Townhouses and apartment looking directly in their bedrooms and living rooms, respectively.

Appendix E Highlights the Significant short-comings of the proposal

Physically Challenged Parking Spots:	1% required = 37	Proposed 6
Minimum Number of Parking Spaces:	558 required	Proposed 369
Minimum Front Yard	7.5m required	Proposed 3.25m
Minimum Side Yard	6.0m required	Proposed 3.0m
Maximum Density	40 units/Ha	Proposed 187
Minimum Landscape Open Space	50%	Proposed 30%

RM3 Zone: Stacked townhouses Not permitted

Policy 6.2.6

Planning Comment: While the Institutional Designation allows for low-density residential uses, an amendment is required for the proposed development as it does not allow high-density residential uses.

One of the main reasons everyone in this neighbourhood chose to live here is because it was not zoned high-density. Obviously the City Planners had a very good reason not to zone it High Density, mainly because it is a suburb. To suddenly decide after 40+ years that the zoning should be changed to high-density simply to accommodate a developer is outrageous and nothing short of criminal to the existing community.

If we wanted to live downtown or in Toronto we would have moved there.

9 School and City Recreation Facility and Outdoor Recreation/ Parks Issues Assessment

As noted throughout this report, the subject lands directly abut Billy Green Elementary School to the north and St. Paul Catholic Elementary School to the south-west. The development of the subject lands will be compatible with the surrounding institutional uses, as it does not create significant shadow impacts upon the schools

This is completely false. The 8 story apartment will completely block out any sunshine that Billy Green's kindergarten classrooms/playground presently enjoy. Furthermore, the apartments will be looking directly into the classroom windows of Billy Green school all day long.

11 Planning Justification

Registered Professional Planners ("Planners") have a responsibility to acknowledge the interrelated nature of planning decisions and the consequences for natural and human environments, and the broader public interest. The public interest reflects a balance between the local needs of the community with the interests of stakeholders. In order to determine whether the proposed development is within the public interest

Both the Councillor and the Planner stated that they have never had as many people at a public meeting in their entire careers as were present at the February 16, 2023 meeting. This in itself tells the whole story.

The unanimous outrage and opposition displayed at the meeting cannot be simply disregarded. If the above Professional Planners code of ethics is to be respected at all then based on this meeting alone the existing High-Density plan needs to be thrown out and a new Low-Density plan submitted, hopefully one that has community involvement and fits the character of the neighbourhood.

11.1 Environment

The proposed development will provide residential density in close proximity to commercial and institutional uses and allow residents to live, work and play within the same neighbourhood, thus being active transportation supportive

This is not true as very few residents work in this neighbourhood. There are no employers of any size near this community.

The proposed development will capitalize on the advantage and provide reduced parking ratios to encourage an increase in transit usage. Overall, by promoting transit and active transportation, it decreases the need for automobile travel and greenhouse gas emissions, which contributes to a higher energy consumption and declining air quality.

In reality, this High-Density development will accomplish the complete opposite of what is stated in section 11.1

Once again, this proposal is more fitting to downtown and not a suburb like 1065 Paramount Drive. Residents living here generally need a car. This might be the case in places like downtown where it is easy to ride a bike or take a bus to work. This concept is not applicable to a suburban community that depends on driving and having an adequate traffic infrastructure, which this proposal will certainly affect in an adverse manner.

12 Conclusions and Recommendations

I would argue that it does NOT maintain the intent of the Urban Hamilton Official Plan and West Mountain Area Secondary Plan. Sure it may satisfy one such factor, to build more units, but I'm certain the original intent was much more inclusive than that: Fitting in with the Character of the existing neighbourhood; Acceptance by the existing neighbourhood; not creating traffic and parking chaos in an existing neighbourhood; not creating buildings high enough to invade upon the privacy of existing residents.

I also highly doubt that the Former City of Stoney Creek Zoning By-Law would have intended a development such as this. In fact I would argue that the Former City Planners would have shut this down immediately.

It definitely is NOT compatible with the surrounding build form.

It definitely does not represent good planning that is in the public interest. It is only in the developers best interest, not the communities.

From: [REDACTED]
To: [Clark, Brad](#); [Van Rooi, James](#); tracy.tucker@ibigroup.com
Subject: Notice of objection to Proposed Development at 1065 Paramount Drive
Date: Tuesday, February 28, 2023 8:08:00 PM
Attachments: [Letter of Objection.docx](#)

Attached are our objections to this proposed development for your consideration.

Regards.

[REDACTED]

From: [REDACTED]
To: [Van Rooi, James](mailto:Van.Rooi.James)
Subject: Re: Notice of objection to Proposed Development at 1065 Paramount Drive
Date: Wednesday, March 1, 2023 4:41:07 PM

Thank you James.

[REDACTED]

On Wed, Mar 1, 2023, 3:56 p.m. Van Rooi, James <James.VanRooi@hamilton.ca> wrote:

Good afternoon [REDACTED] thank you for the letter.

This email is to confirm that your comments regarding planning applications UHOPA-23-005 & ZAC-23-006 have been received.

Your comments will be included and discussed in our staff report presented to the Planning Committee as part of the required public hearing. Please note, that at this time a public hearing has not been scheduled for Planning Committee. When we do have a Planning Committee date, you will be notified and will receive a copy of the staff report in advance.

I kindly request that you provide me your mailing address so that I may forward future staff reports and information regarding this development.

Thank you.

James Van Rooi, *MCIP, RPP*

Senior Planner (Rural Team)

Development Planning,

Planning & Economic Development Department

City of Hamilton

71 Main Street West, 5th Floor

Hamilton ON L8P 4Y5

p. 905.546.2424 ext. 4283

f. 905.546.4202

e. James.VanRooi@hamilton.ca

From: [REDACTED]
Sent: Tuesday, February 28, 2023 8:06 PM
To: Clark, Brad <Brad.Clark@hamilton.ca>; Van Rooi, James
<James.VanRooi@hamilton.ca>; tracy.tucker@ibigroup.com
Subject: Notice of objection to Proposed Development at 1065 Paramount Drive

Attached are our objections to this proposed development for your consideration.

Regards.

[REDACTED]

From: [REDACTED]
To: [Clark, Brad](#); [Van Rooi, James](#)
Subject: File UHOPA-23-005 Re: By-law change- West Mountain Area Heritage Green) land use change
Date: Monday, March 6, 2023 2:50:52 PM
Attachments: [Paramount.pdf](#)

Good afternoon Brad and James.

I am a concerned resident in the Heritage Green area that will be affected by this proposed development.

I have received the attached letter, which I fully concur with. I have done similar research into rezoning.

To recap, there is no precedent for high occupancy zoning in this area, nor is there a need for it.

IBI has completely misread the neighbourhood they are proposing for this development. In doing so, their finds are flawed. This is not good design, this is not compatible with the surrounding buildings. It is not good planning, it is not in the interest of the community.

I would ask that the City of Hamilton does what IBI has not. That is to visit the site and the surrounding area to come to the same conclusion as all other residents and to deny the rezoning.

Best Regards,

[REDACTED]
[REDACTED]

From: [REDACTED]
To: [Van Rooi, James](#)
Cc: [Clark, Brad](#); [Toman, Charlie](#)
Subject: Re: File UHOPA-23-005 Re: By-law change- West Mountain Area Heritage Green) land use change
Date: Monday, March 6, 2023 3:14:12 PM

Thanks James:
My mailing address is:

[REDACTED]
[REDACTED]
[REDACTED]

Regards,

[REDACTED]

Sent from my iPhone

On Mar 6, 2023, at 3:09 PM, Van Rooi, James <James.VanRooi@hamilton.ca> wrote:

Good afternoon [REDACTED], thank you for your comments.

This email is to confirm that your comments and letter regarding planning applications UHOPA-23-005 & ZAC-23-006 have been received.

Your comments will be included and discussed in our staff report presented to the Planning Committee as part of the required public hearing. Please note, that at this time a public hearing has not been scheduled for Planning Committee. When we do have a Planning Committee date, you will be notified and will receive a copy of the staff report in advance.

I kindly request that you provide me your mailing address so that I may forward future staff reports and information regarding this development.

Thank you.

James Van Rooi, *MCIP, RPP*
Senior Planner (Rural Team)

Development Planning,
Planning & Economic Development Department
City of Hamilton

71 Main Street West, 5th Floor
Hamilton ON L8P 4Y5
p. 905.546.2424 ext. 4283
f. 905.546.4202

e. James.VanRooi@hamilton.ca

From: [REDACTED]
Sent: Monday, March 6, 2023 2:50 PM
To: Clark, Brad <Brad.Clark@hamilton.ca>; Van Rooi, James <James.VanRooi@hamilton.ca>
Subject: File UHOPA-23-005 Re: By-law change- West Mountain Area Heritage Green) land use change

Good afternoon Brad and James.

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I have received the attached letter, which I fully concur with. I have done similar research into rezoning.

To recap, there is no precedent for high occupancy zoning in this area, nor is there a need for it.

IBI has completely misread the neighbourhood they are proposing for this development. In doing so, their finds are flawed. This is not good design, this is not compatible with the surrounding buildings. It is not good planning, it is not in the interest of the community.

I would ask that the City of Hamilton does what IBI has not. That is to visit the site and the surrounding area to come to the same conclusion as all other residents and to deny the rezoning.

Best Regards,

[REDACTED]
[REDACTED]

From: [Clark, Brad](#)
To: [REDACTED]
Cc: [Ribaric, Robert](#); [Morton, Devon](#); [Van Rooi, James](#)
Subject: RE: Last nites meeting
Date: Monday, February 27, 2023 2:00:04 PM

Hi [REDACTED]

I appreciate your comments on this application and thank you for attending this public meeting. I believe the attendance exceeded 250 people. While I expected a large crowd I did not expect that crowd.

Please be advised that our city staff have not made any recommendations on the development. There are ongoing discussions with the developers planner regarding density. My hope remains that we can find a way to a more reasonable intensification. I will continue to advocate for the ways and means to lower the height of the building and provide additional parking.

Regardless your names will be added to the database of interested parties. You will be notified of the next public meeting.

I have taken note of your suggestion about speeding on Paramount. I will be requesting volume and speed counts in the spring as I expect that driving behaviours are now normalized.

If you wish to chat further, please call 905 977-0679.

Respectfully yours,

Brad

Councillor Brad Clark
Ward 9 - Upper Stoney Creek
Room 262, 71 Main Street West
Hamilton, ON L8P 4Y5

Office: [905 546-2703](tel:9055462703)
Cell: [905 977-0679](tel:9059770679)
brad.clark@hamilton.ca
www.bradclarkreport.ca



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From: [REDACTED]
Sent: Friday, February 17, 2023 11:01 AM
To: Clark, Brad <Brad.Clark@hamilton.ca>
Subject: Last nites meeting

Good Morning Brad

Quite a meeting last nite, a little rowdy at times, BUT that being said it was quite obvious that the contentious issue is the apartment building.

Remove the apartment from the plan replacing it with more 3 story condos and I don't think you'd have as much backlash.

On a side note, the city should in my opinion look at the potential of speed bumps to control the racing that is constant on Paramount.

It's not visitors that are speeding BUT residents in the area.

JUST A THOUGHT

[REDACTED]

From: [REDACTED]
To: [Clark, Brad; Van Rooi, James; Tracy.Tucker@ibigroup.com](mailto:Clark,Brad;VanRooi,James;Tracy.Tucker@ibigroup.com)
Subject: Objection to File No. ZAC-23-006 regarding the rezoning
Date: Monday, March 6, 2023 9:54:10 PM

To whom it may concern,

Objection to File No. UHOPA-23-005 regarding the proposed By-Law to change the land use designation from "Institutional" to "Neighbourhoods" in Schedule "E-1" of the Urban Hamilton Official Plan and to change the land use designation from "Institutional" to "High Density Residential 1" in the West Mountain Area (Heritage Green) Secondary Plan.

Objection to File No. ZAC-23-006 regarding the rezoning of the subject lands from the Small Scale Institutional "IS" Zone to a modified Multiple Residential "RM3-XX" Zone

I strongly object to the above proposals for the following reasons:

1. Unsatisfactory "Planning Justification Report" and "Urban Design Brief"

The 'Planning Justification Report' is based extensively on the Provincial governments desire to increase the number of housing units.

This is only one consideration, and given the recent extensive expansion to the Urban boundary it should be near the bottom of the list of priorities to consider, especially when the new development is in the center of a mature, established community. There are so many opposing arguments that render this High-Density "urban" proposal completely unsatisfactory as it is in the middle of a Low-Density "suburban" community (neighbourhood character; Congestion; Traffic; Safety; Pollution; Infrastructure; Mental Health; etc). The High-Density rationale does not apply to our suburb as we are a commuter-based neighbourhood that relies heavily on the Redhill Expressway and Lincoln Alexander Parkway to commute to work.

Please see the attached Addendum for a long list of points that do not adhere to the:

- Planning Act
- Provincial Policy Statement 2020
- Urban Hamilton Official Plan
- Neighbourhoods Designation General Policies
- West Mountain Area Secondary Plan
- Zoning By-laws
- Registered Professional Planners responsibility re "local needs of the community"

Furthermore, the 'Urban Design Brief' states that "the south boundary is defined by residential single dwellings screened by a densely planted landscape buffer" which is not true at all. The trees on the SW corner of the development are tall enough to provide privacy to a 3 level townhouse. However the other 3 houses in Canfield Court that back on to the South side of the lot offer no privacy to any structure over 2 stories. Nor is there any privacy for the homes on Paramount drive from the street facing Apartments and Stacked Townhouses. The townhouses will be looking directly into the bedrooms on Canfield Court and both the apartments and townhouses will be looking directly into the living rooms on Paramount Drive. In time, these trees will one day die and/or be removed and then there would be absolutely no privacy for any of the existing residents mentioned above.

2. High-Density zoning is completely unnecessary in this Community

With the recent Urban Boundary expansion announced by the Provincial government there is absolutely no need to create a High Density development in a Low Density, mature neighbourhood. The High Density zoning does not fit with the existing character of the community, which is all Low Density. It is also in complete contradiction of section 3.3.1 which states that High Density housing is to be on the outskirts of the community, not on the interior which is exactly where it is being proposed.

3. Recent Precedent for Ward 9 regarding zoning density

Just 4 km away a new development was approved at 15 Ridgeview, which is in Ward 9 as is the proposed development at 1065 Paramount Drive. The property at 15 Ridgeview is 5 hectares and a total of 105 residential units (25 single family homes and 80 three-level townhouses) was submitted and approved. That is only 21 residential units per hectare of land.

Comparatively, the proposal for 1065 Paramount Drive is on a lot that is only 1.63 hectares but they are proposing 299 residential units. The proposed density is **187 residential units per hectare of land. The present by-law states a maximum 40 residents per hectare.**

In regard to the 15 Ridgeview development, The Hamilton Spectator reported that Jeff Beattie (Stoney Creek councilor) said that the proposed development will be similar to the existing housing blocks that have already been built. In other words, they were very cognizant of the existing community and made every effort to ensure the new development fit in.

The closest elementary school to the 15 Ridgeview development is Eastdale which is 6 km away from it whereas the High-Density proposal for 1065 Paramount Drive is within meters of both Billy Green and St. Paul elementary schools. The safety of children making their way to both schools cannot be measured, however it is painfully obvious that having a High Density development with upwards of 600 new cars in the area coming and going during morning and afternoon rush periods will only increase the risk of traffic accidents and injuries.

4. Job Markets not easily accessible via public transit from this area

The argument provided by the planner that there is public transit right on Paramount drive which will help newcomers commute to work and will reduce the number of residents owning vehicles is not valid for this community as it is basically a suburb to Hamilton. Anyone who lives and commutes in this area knows that a bus ride to most work areas is a very lengthy, time consuming journey. A bus to downtown Hamilton takes an hour easily. This community is not close to any major job markets, most people commute. In fact many new people entering the community are probably from out of town and will certainly be driving, creating more congestion and air pollution than is necessary. This High-Density plan is inappropriate for a suburb such as ours and lends itself more to downtown where residents do in fact walk, ride or take public transit to work.

5. Traffic considerations to include the impact on the Red Hill Valley Expressway and the Lincoln Alexander Expressway

The fact is there will be more traffic. Anyone who lives in this area knows that the Red

Hill Valley Parkway and the Lincoln Alexander Parkway are already stop and go every morning and afternoon. We know that the planners comment "Traffic will take care of itself" is simply not true for this area as evidenced by years of backlog on the Redhill/Linc. Adding approximately 300 more cars to the morning and evening commute is definitely going to compound this problem and traffic will only get worse.

6. Insufficient Parking

The Planner's goal of not providing enough parking spots in the hopes of attracting residents without cars is not realistic for this community because as previously stated it is a suburb in which most people commute to and from work. Most residents in this area have at least 2 cars per household, townhouses included. This is because there are very few employers in the area and the vast majority of workers have to commute. Using the HSR is a last resort because it takes forever to get anywhere and the routes are extremely limited to and from this community. The proposal allows for 369 parking spaces for 299 units instead of 558 that is presently required in our by-laws. The overflow of parking will obviously spill over to Billy Green's parking lot; the strip plaza parking lot; and neighbourhood side streets. Parking on the side streets is already a daily drama so adding all these extra cars will only increase local residents' anxiety and create so much congestion that snow plows and traffic will be an ongoing problem. Also, there are an unacceptable number of Physically Challenged Parking spots of only 6 instead of 37 as required (1%). Again, this High-Density plan is inappropriate for a suburb such as ours and lends itself more to downtown where residents are more apt to not own cars and walk/ride/transit.

7. No regard for the Character of our existing community or the mental health of existing residents

This high-density proposal in no way considers the character or desires of the local community. There is nothing like this in all of Stoney Creek. To take the last plot of land in the center of a very mature neighbourhood and change the whole complexion of it is extremely disrespectful to the existing community. Absolutely no regard has been shown for the lifelong investment residents have made to live and retire here. Not to mention the **mental health issues** this is creating in our community. I know for a fact that there are a LOT of residents who are quite outraged about this. The stress and anxiety this is creating is completely unnecessary. ***The fact that this is listed as a major consideration for both Registered Professional Planners and as a ByLaw consideration but is not being addressed is cause for great concern***

Addendum to Objection Letter

-
6.1 Urban Design Brief

The height of these buildings provides a comfortable transition between higher building masses and the surrounding neighbourhood character

This is not true as the transition between a 3 storey **stacked** townhouse and a single family home is not a "comfortable" transition at all.

7.1 Planning Act

Planning Comment:

"The proposed layout will ensure compatibility with neighbouring land uses, by placing the lower-density three-storey stacked townhouses on the southern portion of the subject lands, adjacent to the existing single detached dwellings along Canfield Court"

This is not true as the proposal is completely incompatible with the existing community and especially the dwellings along Canfield Court and Paramount Drive.

7.2 Provincial Policy Statement

Policy 1.1.1 f)

This proposal does **NOT** improve accessibility for persons with disabilities and older persons because there are not nearly enough Physically Challenged Parking spots available (6 proposed 37 required)

Policy 1.1.2 is inadmissible as it is based on intensification targets "which shall be established through a **future** Amendment to the UHOP

Policy 1.1.3.4

Planning Comment:

The surrounding neighbourhood is comprised of primarily single detached residential dwellings and block townhouses. The abutting built form is predominantly single detached residential and open space/institutional, which makes the location of the proposed three-storey stacked townhouse units and eight-storey apartment building appropriate

This is not true either as it is extremely inappropriate to put these buildings in the center of a mature neighbourhood, which goes directly against section Policy number 3.3.1 which states that **high density development should be on the outskirts of a community**. Also, putting 3 storey "stacked" townhouses adjacent to single family homes is completely unacceptable.

Policy 1.4.3 b) 1.

This proposal does **NOT** meet the social, health, economic and well-being requirements of current and future residents! The property values will be greatly reduced for current residents; the Mental Health of current residents is already being adversely affected; an insufficient number of physically challenged parking spots will seriously impact future residents, especially as they are targeting seniors to retire there.

-
Policy 1.6.6

I have not seen any studies to support the claims that the existing sewage and water services can accommodate this proposal. From what I understand these studies have not yet been done.

-
Policy 1.6.7.4

Again, being a commuter-based community driving is essential. This proposal will **NOT** minimize the length and number of vehicle trips in this community.

-
Policy 1.8.1

The significant increase of vehicles in such a small area will increase air pollution. Also, this proposal is in a commuter's neighbourhood and will not reduce motor vehicle trips and congestion but increase them both.

7.4 Urban Hamilton Official Plan (UHOP)

Policy 2.4.1.4

Planning Comment:

It represents a form of intensification, which is compatible in terms of scale and built form with the surrounding neighbourhood, by placing the lower-density three-storey stacked townhouses on the southern portion of the subject lands, adjacent to the existing single detached dwellings along Canfield Court.

This is **NOT** true as the proposal is not compatible with the surrounding neighbourhood in the least. There is nothing in this neighbourhood that resembles this proposal at all. The skyline and character of the neighbourhood will be ruined forever.

This proposal is not a compatible integration with the surrounding area!

Planning Comment:

It is not anticipated to adversely impact the existing transportation network

This is obviously not true. Any increase in traffic will adversely impact any area.

Planning Comment:

The proposed development will make more efficient use of the local road than existing conditions.

This too is not true as Paramount Drive is the only road in and out of the subdivision. Adding another 300 – 600 cars will definitely reduce its efficiency

Policy 2.4.2.2

Planning Comment:

The proposed development is a respectful form of residential intensification, as it will not result in shadowing, overlook, noise, lighting or traffic concerns. The layout will ensure compatibility with adjacent land uses,

Judging by the residents overwhelming outrage at the February 16 meeting this proposal is anything but 'respectful' with regard to both residents or compatibility. It is not compatible with adjacent land uses nor the height, massing or scale of nearby residential buildings (single family homes). The shadows created over Billy Green Elementary school will block out sunlight until mid-day. Furthermore, there are no 'amenity' provisions at all.

Policy 3.3.2.3: Urban design should foster a sense of community pride

Not one of the 7 principals listed below were satisfied:

- a) Respecting existing character – Not at all
- b) Consistent with locale and surrounding environment – Not at all
- c) Recognizing and protecting the cultural history - No
- d) Conserving and respecting the existing build heritage features - No
- e) Conserving, maintain, and enhancing the features of its communities - No
- f) Demonstrating sensitivity toward community identity – Not at all
- g) Contributing to the character and ambiance of the community - No

Planning Comments:

The proposed development respects the existing community character, by proposing a compatible building layout with appropriate provisions,

The proposed frontage along Paramount Drive contributes to the character of the streetscape, as the four stacked townhouse blocks will be aligned with the existing street to form a consistent street wall.

Neither of these statements are true. This proposal has totally disrespected our community and the stacked townhouses are not in alignment with the existing street. The style and height of single family homes and townhouses that are already on Paramount Drive would be aligned properly, not stacked townhouses and an 8 storey apartment building.

Policy 3.3.2.4: Quality Spaces

Planning Comment:

The siting of the stacked townhouse blocks and apartment building is logical and fits within the existing neighbourhood context

This is False as it does NOT fit within the existing neighbourhood context

Policy 3.3.2.6: New development and redevelopment should enhance the character of the existing environment

Not one of the 4 sub-sections were satisfied

This is False as it does NOT enhance the character of the existing

environment. In reality it will become an eyesore and will deter from the character of the existing environment destroying the skyline of the entire neighbourhood.

Policy 3.3.2.8 Urban design should promote the reduction of greenhouse emissions, ability to adapt to the impacts of a changing climate now and in the future, and protect and enhance the natural urban environment

This is false. Nothing in this proposal will reduce greenhouse emissions or protect/enhance the natural urban environment. Fewer residential units and more green space will protect and enhance the natural urban environment.

Policy 3.3.2.9 Urban design plays a significant role in the physical and mental health of our citizens.

Again, not one sub-section has been satisfied (high quality, safe streetscapes; no development of places for active and passive recreation; no variety of land uses; increased air, noise, and water pollution)

This may be the single biggest concern that is being overlooked. The mere proposal in itself has caused such intense stress and anxiety in the community. The **mental health** of our citizens is obviously not a concern of the developer but we as a society depend on our City officials/planners to act in our best interest. Presently the mental health of this community is on a steep decline and will get progressively worse with developments like this.

Policy 3.3.3.1

Planning Comment: As previously discussed, the proposed development has been designed to fit within the surrounding neighbourhoods, in terms of scale, and ensuring adequate privacy and sunlight to neighbouring properties. It will be compatible with the surrounding low-density context,

This is not true because in no way does this development fit within the surrounding neighbourhood.

Policy 4.5.8.4

The proposed development will make more efficient use of the Collector Road, by increasing residential density on the subject lands, without hindering the current traffic flow.

This is false. More cars will undoubtedly hinder the current traffic flow. In fact, traffic flow will be at a stand--still in the morning and afternoon when school starts and ends.

Policy 5.3 Lake –Based Municipal Water and Wastewater Systems

Again, I have not seen any studies to support the claim that existing systems can accommodate a development of this size. I find it hard to believe that 40+ years after planning a community that the existing infrastructure could accommodate another 299 units on such a small piece of land. Surely the

planners never anticipated this happening that long ago.

Chapter E – Urban Systems and Designations

Subsection 2.6 Neighbourhoods

Scale Policy 2.6.7

Neighbourhoods shall generally be regarded as physically stable areas with each neighbourhood having a unique scale and character. Changes compatible with the existing character or function of the neighbourhood shall be permitted.

Planning Comment: The proposed development is compatible with the existing character of the neighbourhood, as a functional layout of differing typologies has been created to ensure that there are significant adverse impacts on any adjoining lands.

This is not true. It does NOT fit with the existing character of the neighbourhood and it will have a significant impact on adjoining lands, specifically residents of Canfield Court, Paramount Drive and both elementary schools.

Scale and Design - Policy 3.2.4

The existing character of established neighbourhoods designated areas shall be maintained. Residential intensification within these areas shall enhance and be compatible with the scale and character of the existing residential neighbourhood.

This proposal does not satisfy this policy at all. In fact the complete opposite is true --- the existing character is NOT maintained and intensification is NOT compatible with the existing residential neighbourhood

Policy 3.3.1

Lower Density residential uses and building forms shall generally be located in the interiors of neighbourhood areas with higher density dwelling forms and supporting uses located on the periphery.

This proposal is for the exact opposite of 3.3.1. The proposed High-Density development is right in the middle of the Low-Density neighbourhood.

Policy 3.3.2

Development or redevelopment adjacent to areas of lower density shall ensure the height, massing, and arrangement of buildings and structures are compatible with existing and future uses in the surrounding area.

This proposed development is not at all compatible with the existing areas of lower density with regard to height, massing and arrangement of buildings.

Policy 3.6.1

High Density residential areas are characterized by multiple dwelling forms on the periphery of neighbourhoods.

Again, this high-density proposal is NOT on the periphery but right in the center of the mature, low density neighbourhood

Policy 3.6.8 d)

This item is also not adhered to as the proposal has inadequate parking, amenity features and is not compatible with existing residential heights. Furthermore it will cast shadows on Billy Green Elementary school for at least 50% of the school day.

Neighbourhoods Designation – High Density Residential Design Policy 3.6.8

Planning Comment: *The proposed development is a respectful form of residential intensification, as it will not result in shadowing, or overlook concerns*

This is not true! Residents on Canfield Court and Paramount Drive will have residents in the Stacked Townhouses and apartment looking directly in their bedrooms and living rooms, respectively.

Appendix E Highlights the Significant short-comings of the proposal

Physically Challenged Parking Spots:	1% required = 37	Proposed 6
Minimum Number of Parking Spaces:	558 required	Proposed 369
Minimum Front Yard	7.5m required	Proposed 3.25m
Minimum Side Yard	6.0m required	Proposed 3.0m
Maximum Density	40 units/Ha	Proposed 187
Minimum Landscape Open Space	50%	Proposed 30%
RM3 Zone: Stacked townhouses	Not permitted	

Policy 6.2.6

Planning Comment: *While the Institutional Designation allows for low-density residential uses, an amendment is required for the proposed development as it does not allow high-density residential uses.*

One of the main reasons everyone in this neighbourhood chose to live here is because it was not zoned high-density. Obviously the City Planners had a very good reason not to zone it High Density, mainly because it is a suburb. To suddenly decide after 40+ years that the zoning should be changed to high-density simply to accommodate a developer is outrageous and nothing short of criminal to the existing community.

If we wanted to live downtown or in Toronto we would have moved there.

9 School and City Recreation Facility and Outdoor Recreation/ Parks Issues Assessment

As noted throughout this report, the subject lands directly abut Billy Green Elementary School to the north and St. Paul Catholic Elementary School to the south-west. The development of the subject lands will be compatible with the surrounding institutional uses, as it does not create significant shadow impacts upon the schools

This is completely false. The 8 story apartment will completely block out any sunshine that Billy Green's kindergarten classrooms/playground presently enjoy. Furthermore, the apartments will be looking directly into the classroom windows of Billy Green school all day long.

11 Planning Justification

Registered Professional Planners ("Planners") have a responsibility to acknowledge the interrelated nature of planning decisions and the consequences for natural and human environments, and the broader public interest. The public interest reflects a balance between the local needs of the community with the interests of stakeholders. In order to determine whether the proposed development is within the public interest

Both the Councillor and the Planner stated that they have never had as many people at a public meeting in their entire careers as were present at the February 16, 2023 meeting. This in itself tells the whole story.

The unanimous outrage and opposition displayed at the meeting cannot be simply disregarded. If the above Professional Planners code of ethics is to be respected at all then based on this meeting alone the existing High-Density plan needs to be thrown out and a new Low-Density plan submitted, hopefully one that has community involvement and fits the character of the neighbourhood.

11.1 Environment

The proposed development will provide residential density in close proximity to commercial and institutional uses and allow residents to live, work and play within the same neighbourhood, thus being active transportation supportive

This is not true as very few residents work in this neighbourhood. There are no employers of any size near this community.

The proposed development will capitalize on the advantage and provide reduced parking ratios to encourage an increase in transit usage. Overall, by promoting transit and active transportation, it decreases the need for automobile travel and greenhouse gas emissions, which contributes to a

higher energy consumption and declining air quality.

In reality, this High-Density development will accomplish the complete opposite of what is stated in section 11.1

Once again, this proposal is more fitting to downtown and not a suburb like 1065 Paramount Drive. Residents living here generally need a car. This might be the case in places like downtown where it is easy to ride a bike or take a bus to work. This concept is not applicable to a suburban community that depends on driving and having an adequate traffic infrastructure, which this proposal will certainly affect in an adverse manner.

12 Conclusions and Recommendations

I would argue that it does NOT maintain the intent of the Urban Hamilton Official Plan and West Mountain Area Secondary Plan. Sure it may satisfy one such factor, to build more units, but I'm certain the original intent was much more inclusive than that: Fitting in with the Character of the existing neighbourhood; Acceptance by the existing neighbourhood; not creating traffic and parking chaos in an existing neighbourhood; not creating buildings high enough to invade upon the privacy of existing residents.

I also highly doubt that the Former City of Stoney Creek Zoning By-Law would have intended a development such as this. In fact I would argue that the Former City Planners would have shut this down immediately.

It definitely is NOT compatible with the surrounding build form.

It definitely does not represent good planning that is in the public interest. It is only in the developers best interest, not the communities.

In conclusion, I respectfully ask the Planning Committee to reject this proposal in its entirety and start from scratch, with community involvement.

Thank you for your time and consideration.

Laura and John Samson

From: [REDACTED]
To: [Van Rooi, James](#)
Subject: Re: Objection to File No. ZAC-23-006 regarding the rezoning
Date: Thursday, March 9, 2023 9:02:45 AM

Thanks for your response James.

Our address is:

[REDACTED]
[REDACTED]

[REDACTED]

On Mar 8, 2023, at 10:57 AM, Van Rooi, James <James.VanRooi@hamilton.ca> wrote:

Good morning [REDACTED], thank you for your comments.

This email is to confirm that your comments and letter regarding planning applications UHOPA-23-005 & ZAC-23-006 have been received.

Your comments will be included and discussed in our staff report presented to the Planning Committee as part of the required public hearing. Please note, that at this time a public hearing has not been scheduled for Planning Committee. When we do have a Planning Committee date, you will be notified and will receive a copy of the staff report in advance.

I kindly request that you provide me your mailing address so that I may forward future staff reports and information regarding this development. Please note that your address and contact information remains confidential. It will not appear in any of the public documents.

Thank you.

James Van Rooi, *MCIP, RPP*
Senior Planner (Rural Team)

Development Planning,
Planning & Economic Development Department
City of Hamilton
71 Main Street West, 5th Floor

Hamilton ON L8P 4Y5
p. 905.546.2424 ext. 4283
f. 905.546.4202
e. James.VanRooi@hamilton.ca

From: [REDACTED]
Sent: Monday, March 6, 2023 9:54 PM
To: Clark, Brad <Brad.Clark@hamilton.ca>; Van Rooi, James <James.VanRooi@hamilton.ca>; Tracy.Tucker@ibigroup.com
Subject: Objection to File No. ZAC-23-006 regarding the rezoning

To whom it may concern,

Objection to File No. UHOPA-23-005 regarding the proposed By-Law to change the land use designation from "Institutional" to "Neighbourhoods" in Schedule "E-1" of the Urban Hamilton Official Plan and to change the land use designation from "Institutional" to "High Density Residential 1" in the West Mountain Area (Heritage Green) Secondary Plan.

Objection to File No. ZAC-23-006 regarding the rezoning of the subject lands from the Small Scale Institutional "IS" Zone to a modified Multiple Residential "RM3-XX" Zone

I strongly object to the above proposals for the following reasons:

1. Unsatisfactory "Planning Justification Report" and "Urban Design Brief"

The 'Planning Justification Report' is based extensively on the Provincial governments desire to increase the number of housing units.

This is only one consideration, and given the recent extensive expansion to the Urban boundary it should be near the bottom of the list of priorities to consider, especially when the new development is in the center of a mature, established community. There are so many opposing arguments that render this High-Density "urban" proposal completely unsatisfactory as it is in the middle of a Low-Density "suburban" community (neighbourhood character; Congestion; Traffic; Safety; Pollution; Infrastructure; Mental Health; etc). The High-Density rationale does not apply to our suburb as we are a commuter-based neighbourhood that relies heavily on the Redhill Expressway and Lincoln Alexander Parkway to commute to work.

Please see the attached Addendum for a long list of points that do not adhere to the:

- Planning Act

- Provincial Policy Statement 2020
- Urban Hamilton Official Plan
- Neighbourhoods Designation General Policies
- West Mountain Area Secondary Plan
- Zoning By-laws
- Registered Professional Planners responsibility re "local needs of the community"

Furthermore, the 'Urban Design Brief' states that "the south boundary is defined by residential single dwellings screened by a densely planted landscape buffer" which is not true at all. The trees on the SW corner of the development are tall enough to provide privacy to a 3 level townhouse. However the other 3 houses in Canfield Court that back on to the South side of the lot offer no privacy to any structure over 2 stories. Nor is there any privacy for the homes on Paramount drive from the street facing Apartments and Stacked Townhouses. The townhouses will be looking directly into the bedrooms on Canfield Court and both the apartments and townhouses will be looking directly into the living rooms on Paramount Drive. In time, these trees will one day die and/or be removed and then there would be absolutely no privacy for any of the existing residents mentioned above.

2. High-Density zoning is completely unnecessary in this Community

With the recent Urban Boundary expansion announced by the Provincial government there is absolutely no need to create a High Density development in a Low Density, mature neighbourhood. The High Density zoning does not fit with the existing character of the community, which is all Low Density. It is also in complete contradiction of section 3.3.1 which states that High Density housing is to be on the outskirts of the community, not on the interior which is exactly where it is being proposed.

3. Recent Precedent for Ward 9 regarding zoning density

Just 4 km away a new development was approved at 15 Ridgeview, which is in Ward 9 as is the proposed development at 1065 Paramount Drive. The property at 15 Ridgeview is 5 hectares and a total of 105 residential units (25 single family homes and 80 three-level townhouses) was submitted and approved. That is only 21 residential units per hectare of land.

Comparatively, the proposal for 1065 Paramount Drive is on a lot that is only 1.63 hectares but they are proposing 299 residential units. The proposed density is **187 residential units per hectare of land**. The present by-law states a maximum 40 residents per hectare.

In regard to the 15 Ridgeview development, The Hamilton Spectator reported that Jeff Beattie (Stoney Creek councilor) said that the proposed development will be similar to the existing housing blocks that have already been built. In other words, they were very cognizant of the existing community and made every effort to ensure the new development fit in.

The closest elementary school to the 15 Ridgeview development is Eastdale which is 6 km away from it whereas the High-Density proposal for 1065 Paramount Drive is within meters of both Billy Green and St. Paul elementary schools. The safety of children making their way to both schools cannot be measured, however it is painfully obvious that having a High Density development with upwards of 600 new cars in the area coming and going during morning and afternoon rush periods will only increase the risk of traffic accidents and injuries.

4. Job Markets not easily accessible via public transit from this area

The argument provided by the planner that there is public transit right on Paramount drive which will help newcomers commute to work and will reduce the number of residents owning vehicles is not valid for this community as it is basically a suburb to Hamilton. Anyone who lives and commutes in this area knows that a bus ride to most work areas is a very lengthy, time consuming journey. A bus to downtown Hamilton takes an hour easily. This community is not close to any major job markets, most people commute. In fact many new people entering the community are probably from out of town and will certainly be driving, creating more congestion and air pollution than is necessary. This High-Density plan is inappropriate for a suburb such as ours and lends itself more to downtown where residents do in fact walk, ride or take public transit to work.

5. Traffic considerations to include the impact on the Red Hill Valley Expressway and the Lincoln Alexander Expressway

The fact is there will be more traffic. Anyone who lives in this area knows that the Red Hill Valley Parkway and the Lincoln Alexander Parkway are already stop and go every morning and afternoon. We know that the planners comment "Traffic will take care of itself" is simply not true for this area as evidenced by years of backlog on the Redhill/Linc. Adding approximately 300 more cars to the morning and evening commute is definitely going to compound this problem and traffic will only get worse.

6. Insufficient Parking

The Planner's goal of not providing enough parking spots in the hopes of attracting residents without cars is not realistic for this community because as previously stated it is a suburb in which most people commute to and from work. Most residents in this area have at least 2 cars per household, townhouses included. This is because there are very few employers in the area and the vast majority of workers have to commute. Using the HSR is a last resort because it takes forever to get anywhere and the routes are extremely limited to and from this community. The proposal allows for 369 parking spaces for 299 units instead of 558 that is presently required in our by-laws. The over-flow of parking will obviously spill over to Billy Green's parking lot; the strip plaza parking lot; and neighbourhood side streets. Parking on the side streets is already a daily

drama so adding all these extra cars will only increase local residents' anxiety and create so much congestion that snow plows and traffic will be an ongoing problem. Also, there are an unacceptable number of Physically Challenged Parking spots of only 6 instead of 37 as required (1%). Again, this High-Density plan is inappropriate for a suburb such as ours and lends itself more to downtown where residents are more apt to not own cars and walk/ride/transit.

7. No regard for the Character of our existing community or the mental health of existing residents

This high-density proposal in no way considers the character or desires of the local community. There is nothing like this in all of Stoney Creek. To take the last plot of land in the center of a very mature neighbourhood and change the whole complexion of it is extremely disrespectful to the existing community. Absolutely no regard has been shown for the lifelong investment residents have made to live and retire here. Not to mention the **mental health issues** this is creating in our community. I know for a fact that there are a LOT of residents who are quite outraged about this. The stress and anxiety this is creating is completely unnecessary. ***The fact that this is listed as a major consideration for both Registered Professional Planners and as a ByLaw consideration but is not being addressed is cause for great concern***

Addendum to Objection Letter

-
6.1 Urban Design Brief

The height of these buildings provides a comfortable transition between higher building masses and the surrounding neighbourhood character

This is not true as the transition between a 3 storey **stacked** townhouse and a single family home is not a "comfortable" transition at all.

-
7.1 Planning Act

Planning Comment:

"The proposed layout will ensure compatibility with neighbouring land uses, by placing the lower-density three-storey stacked townhouses on the southern portion of the subject lands, adjacent

to the existing single detached dwellings along Canfield Court”

This is not true as the proposal is completely incompatible with the existing community and especially the dwellings along Canfield Court and Paramount Drive.

7.2 Provincial Policy Statement

-

Policy 1.1.1 f)

This proposal does **NOT** improve accessibility for persons with disabilities and older persons because there are not nearly enough Physically Challenged Parking spots available (6 proposed 37 required)

Policy 1.1.2 is inadmissible as it is based on intensification targets “which shall be established through a **future** Amendment to the UHOP

Policy 1.1.3.4

Planning Comment:

The surrounding neighbourhood is comprised of primarily single detached residential dwellings and block townhouses. The abutting built form is predominantly single detached residential and open space/institutional, which makes the location of the proposed three-storey stacked townhouse units and eight-storey apartment building appropriate

This is not true either as it is extremely inappropriate to put these buildings in the center of a mature neighbourhood, which goes directly against section Policy number 3.3.1 which states that **high density development should be on the outskirts of a community**. Also, putting 3 storey “stacked” townhouses adjacent to single family homes is completely unacceptable.

-

Policy 1.4.3 b) 1.

This proposal does **NOT** meet the social, health, economic and well-being requirements of current and future residents! The property values will be greatly reduced for current residents; the Mental Health of current residents is already being adversely affected; an insufficient number of physically challenged parking spots will seriously impact future residents, especially as they are targeting seniors to retire there.

-

Policy 1.6.6

I have not seen any studies to support the claims that the existing sewage and water services can accommodate this proposal. From what I understand these studies have not yet been done.

-
Policy 1.6.7.4

Again, being a commuter-based community driving is essential. This proposal will **NOT** minimize the length and number of vehicle trips in this community.

-
Policy 1.8.1

The significant increase of vehicles in such a small area will increase air pollution. Also, this proposal is in a commuter's neighbourhood and will not reduce motor vehicle trips and congestion but increase them both.

7.4 Urban Hamilton Official Plan (UHOP)

Policy 2.4.1.4

Planning Comment:

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This proposal is not a compatible integration with the surrounding area!

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Minimum Front Yard 7.5m required
Proposed 3.25m

Minimum Side Yard 6.0m required
Proposed 3.0m

Maximum Density 40 units/Ha
Proposed 187

Minimum Landscape Open Space 50%
Proposed 30%

RM3 Zone: Stacked townhouses Not permitted

-
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Planning Comment: While the Institutional Designation allows for low-density residential uses, an amendment is required for the proposed development as it does not allow high-density residential uses.

One of the main reasons everyone in this neighbourhood chose to live here is because it was not zoned high-density. Obviously the City Planners had a very good reason not to zone it High Density, mainly because it is a suburb. To suddenly decide after 40+ years that the zoning should be changed to high-density simply to accommodate a developer is outrageous and nothing short of criminal to the existing community.

If we wanted to live downtown or in Toronto we would have moved there.

**9 School and City Recreation Facility and Outdoor Recreation/
Parks Issues Assessment**

As noted throughout this report, the subject lands directly abut Billy Green Elementary School to the north and St. Paul Catholic Elementary School to the south-west. The development of the subject lands will be compatible with the surrounding institutional uses, as it does not create significant shadow impacts upon the schools

This is completely false. The 8 story apartment will completely block out any sunshine that Billy Green's kindergarten classrooms/playground presently enjoy. Furthermore, the apartments will be looking directly into the classroom windows of Billy Green school all day long.

11 Planning Justification

Registered Professional Planners ("Planners") have a responsibility to acknowledge the interrelated nature of planning decisions and the consequences for natural and human environments, and the broader public interest. The public interest reflects a balance between the local needs of the community with the interests of stakeholders. In order to determine whether the proposed development is within the public interest

Both the Councillor and the Planner stated that they have never had as many people at a public meeting in their entire careers as were present at the February 16, 2023 meeting. This in itself tells the whole story.

The unanimous outrage and opposition displayed at the meeting cannot be simply disregarded. If the above Professional Planners code of ethics is to be respected at all then based on this meeting alone the existing High-Density plan needs to be thrown out and a new Low-Density plan submitted, hopefully one that has community involvement and fits the character of the neighbourhood.

11.1 Environment

The proposed development will provide residential density in close proximity to commercial and institutional uses and allow residents to live, work and play within the same neighbourhood, thus being active transportation supportive

This is not true as very few residents work in this neighbourhood. There are no employers of any size near this community.

The proposed development will capitalize on the advantage and provide reduced parking ratios to encourage an increase in transit usage. Overall, by promoting transit and active

transportation, it decreases the need for automobile travel and greenhouse gas emissions, which contributes to a higher energy consumption and declining air quality.

In reality, this High-Density development will accomplish the complete opposite of what is stated in section 11.1

Once again, this proposal is more fitting to downtown and not a suburb like 1065 Paramount Drive. Residents living here generally need a car. This might be the case in places like downtown where it is easy to ride a bike or take a bus to work. This concept is not applicable to a suburban community that depends on driving and having an adequate traffic infrastructure, which this proposal will certainly affect in an adverse manner.

12 Conclusions and Recommendations

I would argue that it does NOT maintain the intent of the Urban Hamilton Official Plan and West Mountain Area Secondary Plan. Sure it may satisfy one such factor, to build more units, but I'm certain the original intent was much more inclusive than that: Fitting in with the Character of the existing neighbourhood; Acceptance by the existing neighbourhood; not creating traffic and parking chaos in an existing neighbourhood; not creating buildings high enough to invade upon the privacy of existing residents.

I also highly doubt that the Former City of Stoney Creek Zoning By-Law would have intended a development such as this. In fact I would argue that the Former City Planners would have shut this down immediately.

It definitely is NOT compatible with the surrounding build form.

It definitely does not represent good planning that is in the public interest. It is only in the developers best interest, not the communities.

In conclusion, I respectfully ask the Planning Committee to reject this proposal in its entirety and start from scratch, with community involvement.

Thank you for your time and consideration.



From: [Morton, Devon](#)
To: [Van Rooi, James](#)
Subject: FW: Rezoning on Paramount Drive
Date: Wednesday, February 22, 2023 9:08:42 AM
Attachments: [image001.png](#)

FYI

Devon M. Morton, MCIP, RPP (he/him/his)
Planner II (Rural Team)
Development Planning
Planning & Economic Development Department
City of Hamilton, 71 Main St. W, 5th floor, L8P 4Y5
Ph: (905) 546-2424 ext. 1384
Email: Devon.Morton@hamilton.ca



From: [REDACTED]
Sent: Tuesday, February 21, 2023 6:45 PM
To: Clark, Brad <Brad.Clark@hamilton.ca>; Morton, Devon <Devon.Morton@hamilton.ca>
Subject: Rezoning on Paramount Drive

We are adding our voice to the rezoning of the parcel of land on Paramount Drive from Industrial to Residential. As home owners on Ackland Street our concerns are many. The congestion on Paramount during school hours with school buses, cars, foot traffic, city buses and residents leaving or returning from work is huge. Two elementary schools on either side of the property have many children crossing Paramount for lunch at Venice Beach Pizza when no crossing guard is available. Paramount Street has been narrowed to one lane with long medians planted with perennials that restrict the view and direction of traffic. Already many drivers pull U-turns when exiting existing plazas the wrong way. Adding 299 units with more than 2 or 3 people per unit plus more than one car for many units it's very likely it will add 700 plus people and conservatively 400 to 500 cars to the immediate area. Add to that extra school buses to handle children bused to other schools since St. Paul's and Billy Green are already adding portables for existing students and more city buses added to the route in the future we feel the situation is an accident waiting to happen. Since the plans are already 40 parking spots short ..cars will end up on side streets adding to blocking the sight lines of drivers using the street for access to Felkers Falls parking.

We also have a real concern for the conservation area at Felkers Falls that is overrun with off road bicycle riders racing through the trails putting sensitive natural resource areas at risk. Although everyone is welcome to visit the Falls an influx of hundreds of people will have a huge impact on sensitive areas.

Please consider our concerns before a child is hurt or worse.

Marsha and Jim Pead

[REDACTED]
[REDACTED]
[REDACTED]

Sent from my Bell Samsung device over Canada's largest network.

From: [REDACTED]
To: [Clark, Brad](#); [Van Rooi, James](#); tracy.tucker@ibigroup.com
Subject: Proposed Rezoning of 1065 Paramount Drive
Date: Tuesday, March 7, 2023 10:03:15 AM

Please add my concerns regarding the rezoning of 1065 Paramount Drive to those of fellow community members, to the agenda for the upcoming Planning Committee meeting. I have many more concerns than those I have listed below, but these are significant safety factors that I feel are the most glaring concerns.

Inconsistencies in Zoning Density decisions

Just 4 km away, a new development was approved at 15 Ridgeview, which is in Ward 9 as is the proposed development at 1065 Paramount Drive. The property at 15 Ridgeview is 5 hectares with a total of 105 residential units (25 single family homes and 80 three-level townhouses) was submitted and approved. That is only 21 residential units per hectare of land.

Comparatively, the proposal for 1065 Paramount Drive is on a lot that is only 1.63 hectares, but the developer is proposing 299 residential units. The proposed density is **187** residential units per hectare of land. The present by-law states a maximum 40 residents per hectare.

With regard to the 15 Ridgeview development, The Hamilton Spectator reported that Jeff Beattie (Stoney Creek Councillor) said that the proposed development will be similar to the existing housing blocks that have already been built. In other words, they were aware of and sympathetic to the concerns of the existing community and made every effort to ensure the new development fit in.

The closest elementary school to the 15 Ridgeview development is Eastdale, which is 6 km away. Whereas the High-Density proposal for 1065 Paramount Drive is within mere meters of both Billy Green and St. Paul elementary schools. The safety of children making their way to both schools cannot be measured, however, it is painfully obvious that having a High Density development with upwards of 600 new cars in the area coming and going during morning and afternoon rush periods will only increase the risk of traffic accidents and injuries.

Insufficient Parking

The Planner's proposal of not providing enough parking spots for the apartment building and the townhomes will place an undue hardship on the residents and businesses in the immediate vicinity. Most residences in this area have at least 2 cars. There is already a problem of overflow parking on the streets. Some streets are particularly crowded, i.e. Ackland.

Since most most people work outside of this area in parts of the city where it would be difficult to take public transit, a car is necessary. Also, given that this is a desirable area because of its proximity to the Linc and the Red Hill expressway with easy access to the QEW, it draws home buyers who work outside of Hamilton, and a car is an absolute necessity. Given these two scenarios, the HSR is not an option.

The increase of vehicles will add to overflow of parking due to the limited number of parking spaces provided in the developer's plan and will more than likely spill over to Billy Green's parking lot; the strip plaza parking lot, and neighbourhood side streets. Parking on the side streets is already a significant issue, so adding all these extra cars will only increase local residents' anxiety and create so much congestion. Snow plows already have problems clearing our streets because of parking on both sides of the street!

[REDACTED]

--
[REDACTED]

From: [Clark, Brad](#)
To: [REDACTED]
Cc: [Ribaric, Robert](#); [Morton, Devon](#); [Van Rooi, James](#)
Subject: RE: Paramount Dr. Rezoning
Date: Monday, February 27, 2023 2:04:57 PM

Hi [REDACTED]

I would like to thank you for attending this public meeting. I believe the attendance exceeded 250 people. While I expected a large crowd, I did not expect that crowd.

I do appreciate your comments.

Please be advised that our city staff have not made any recommendations on the application. There are ongoing discussions with the developer's planner regarding density.

My hope remains that we can find a way to a more reasonable intensification. I will continue to advocate for the ways and means to lower the height of the building and provide additional parking.

Your names will be added to the database of interested parties. You will be notified of the next public meeting.

If you wish to chat further, please call 905 977-0679.

Respectfully yours,

Brad

Councillor Brad Clark
Ward 9 - Upper Stoney Creek
Room 262, 71 Main Street West
Hamilton, ON L8P 4Y5

Office: 905 546-2703
Cell: 905 977-0679
brad.clark@hamilton.ca
www.bradclarkreport.ca

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-----Original Message-----

From: [REDACTED]
Sent: Thursday, February 16, 2023 9:08 PM
To: Clark, Brad <Brad.Clark@hamilton.ca>
Subject: Paramount Dr. Rezoning

Hi Brad,

I attended the meeting tonight. First thank you for getting the meeting under control so people like myself could be informed of what the proposal is for this property. I have no major concerns with the project and I was glad to see

you explained if the developer were to go to the tribunal chances are good they would win. I do not think people heard they are just against it period. I have seen the condos on the old Connon Nursery property and they appear very attractive.

Regards. [REDACTED]

Sent from my iPad

February 28, 2023

To: Brad Clark Brad.Clark@hamilton.ca
James Van Rooi James.VanRooi@hamilton.ca
Tracy Tucker Tracy.Tucker@ibigroup.com

Objection to File No. UHOPA-23-005 regarding the proposed By-Law to change the land use designation from "Institutional" to "Neighbourhoods" in Schedule "E-1" of the Urban Hamilton Official Plan and to change the land use designation from "Institutional" to "High Density Residential 1" in the West Mountain Area (Heritage Green) Secondary Plan.

Objection to File No. ZAC-23-006 regarding the rezoning of the subject lands from the Small Scale Institutional "IS" Zone to a modified Multiple Residential "RM3-XX" Zone

I strongly object to the above proposals for the following reasons:

1. Unsatisfactory "Planning Justification Report" and "Urban Design Brief"

The 'Planning Justification Report' is based extensively on the Provincial governments desire to increase the number of housing units.

This is only one consideration, and given the recent extensive expansion to the Urban boundary it should be near the bottom of the list of priorities to consider, especially when the new development is in the center of a mature, established community. There are so many opposing arguments that render this High-Density "urban" proposal completely unsatisfactory as it is in the middle of a Low-Density "suburban" community (neighbourhood character; Congestion; Traffic; Safety; Pollution; Infrastructure; Mental Health; etc). The High-Density rationale does not apply to our suburb as we are a commuter-based neighbourhood that relies heavily on the Redhill Expressway and Lincoln Alexander Parkway to commute to work.

Please see the attached Addendum for a long list of points that do not adhere to the:

- Planning Act
- Provincial Policy Statement 2020
- Urban Hamilton Official Plan
- Neighbourhoods Designation General Policies
- West Mountain Area Secondary Plan
- Zoning By-laws
- Registered Professional Planners responsibility re "local needs of the community"

Furthermore, the 'Urban Design Brief' states that "the south boundary is defined by residential single dwellings screened by a densely planted landscape buffer" which is not true at all. The trees on the SW corner of the development are tall enough to provide privacy to a 3 level townhouse. However the other 3 houses in Canfield Court that back on to the South side of the lot offer no privacy to any structure over 2 stories. Nor is there any privacy for the homes on Paramount drive from the street facing Apartments and Stacked Townhouses. The townhouses will be looking directly into the bedrooms on Canfield Court and both the apartments and townhouses will be looking directly into the living rooms on Paramount Drive. In time, these trees will one day die and/or be removed and then there would be absolutely no privacy for any of the existing residents mentioned above.

2. High-Density zoning is completely unnecessary in this Community

With the recent Urban Boundary expansion announced by the Provincial government there is absolutely no need to create a High Density development in a Low Density, mature neighbourhood. The High Density zoning does not fit with the existing character of the community, which is all Low Density. It is also in complete contradiction of section 3.3.1 which states that High Density housing is to be on the outskirts of the community, not on the interior which is exactly where it is being proposed.

3. Recent Precedent for Ward 9 regarding zoning density

Just 4 km away a new development was approved at 15 Ridgeview, which is in Ward 9 as is the proposed development at 1065 Paramount Drive. The property at 15 Ridgeview is 5 hectares and a total of 105 residential units (25 single family homes and 80 three-level townhouses) was submitted and approved. That is only 21 residential units per hectare of land.

Comparatively, the proposal for 1065 Paramount Drive is on a lot that is only 1.63 hectares but they are proposing 299 residential units. **The proposed density is 187 residential units per hectare of land. The present by-law states a maximum 40 residents per hectare.**

In regard to the 15 Ridgeview development, The Hamilton Spectator reported that Jeff Beattie (Stoney Creek councilor) said that the proposed development will be similar to the existing housing blocks that have already been built. In other words, they were very cognizant of the existing community and made every effort to ensure the new development fit in.

The closest elementary school to the 15 Ridgeview development is Eastdale which is 6 km away from it whereas the High-Density proposal for 1065 Paramount Drive is within meters of both Billy Green and St. Paul elementary schools. The safety of children making their way to both schools cannot be measured, however it is painfully obvious that having a High Density development with upwards of 600 new cars in the area coming and going during morning and afternoon rush periods will only increase the risk of traffic accidents and injuries.

4. Job Markets not easily accessible via public transit from this area

The argument provided by the planner that there is public transit right on Paramount drive which will help newcomers commute to work and will reduce the number of residents owning vehicles is not valid for this community as it is basically a suburb to Hamilton. Anyone who lives and commutes in this area knows that a bus ride to most work areas is a very lengthy, time consuming journey. A bus to downtown Hamilton takes an hour easily. This community is not close to any major job markets, most people commute. In fact many new people entering the community are probably from out of town and will certainly be driving, creating more congestion and air pollution than is necessary. This High-Density plan is inappropriate for a suburb such as ours and lends itself more to downtown where residents do in fact walk, ride or take public transit to work.

5. Traffic considerations to include the impact on the Red Hill Valley Expressway and the Lincoln Alexander Expressway

The fact is there will be more traffic. Anyone who lives in this area knows that the Red Hill Valley Parkway and the Lincoln Alexander Parkway are already stop and go every morning and afternoon. We know that the planners comment "Traffic will take care of itself" is simply not true for this area as evidenced by years of backlog on the Redhill/Linc. Adding approximately 300 more cars to the morning and evening commute is definitely going to compound this problem and traffic will only get worse.

6. Insufficient Parking

The Planner's goal of not providing enough parking spots in the hopes of attracting residents without cars is not realistic for this community because as previously stated it is a suburb in which most people commute to and from work. Most residents in this area have at least 2 cars per household, townhouses included. This is because there are very few employers in the area and the vast majority of workers have to commute.

Using the HSR is a last resort because it takes forever to get anywhere and the routes are extremely limited to and from this community. The proposal allows for 369 parking spaces for 299 units instead of 558 that is presently required in our by-laws. The overflow of parking will obviously spill over to Billy Green's parking lot; the strip plaza parking lot; and neighbourhood side streets. Parking on the side streets is already a daily drama so adding all these extra cars will only increase local residents' anxiety and create so much congestion that snow plows and traffic will be an ongoing problem. Also, there are an unacceptable number of Physically Challenged Parking spots of only 6 instead of 37 as required (1%). Again, this High-Density plan is inappropriate for a suburb such as ours and lends itself more to downtown where residents are more apt to not own cars and walk/ride/transit.

7. **No regard for the Character of our existing community or the mental health of existing residents**

This high-density proposal in no way considers the character or desires of the local community. There is nothing like this in all of Stoney Creek. To take the last plot of land in the center of a very mature neighbourhood and change the whole complexion of it is extremely disrespectful to the existing community. Absolutely no regard has been shown for the lifelong investment residents have made to live and retire here. Not to mention the **mental health issues** this is creating in our community. I know for a fact that there are a LOT of residents who are quite outraged about this. The stress and anxiety this is creating is completely unnecessary. ***The fact that this is listed as a major consideration for both Registered Professional Planners and as a ByLaw consideration but is not being addressed is cause for great concern***

In conclusion, I respectfully ask the Planning Committee to reject this proposal in its entirety and start from scratch, with community involvement.

Thank you for your time and consideration.

Addendum to Objection Letter

6.1 Urban Design Brief

The height of these buildings provides a comfortable transition between higher building masses and the surrounding neighbourhood character

This is not true as the transition between a 3 storey **stacked** townhouse and a single family home is not a “comfortable” transition at all.

7.1 Planning Act

Planning Comment:

“The proposed layout will ensure compatibility with neighbouring land uses, by placing the lower-density three-storey stacked townhouses on the southern portion of the subject lands, adjacent to the existing single detached dwellings along Canfield Court”

This is not true as the proposal is completely incompatible with the existing community and especially the dwellings along Canfield Court and Paramount Drive.

7.2 Provincial Policy Statement

Policy 1.1.1 f)

This proposal does **NOT** improve accessibility for persons with disabilities and older persons because there are not nearly enough Physically Challenged Parking spots available (6 proposed 37 required)

Policy 1.1.2 is inadmissible as it is based on intensification targets “which shall be established through a **future** Amendment to the UHOP

Policy 1.1.3.4

Planning Comment:

The surrounding neighbourhood is comprised of primarily single detached residential dwellings and block townhouses. The abutting built form is predominantly single detached residential and open space/institutional, which makes the location of the proposed three-storey stacked townhouse units and eight-storey apartment building appropriate

This is not true either as it is extremely inappropriate to put these buildings in the center of a mature neighbourhood, which goes directly against section Policy number 3.3.1 which states that **high density development should be on the outskirts of a community**. Also, putting 3 storey "stacked" townhouses adjacent to single family homes is completely unacceptable.

Policy 1.4.3 b) 1.

This proposal does **NOT** meet the social, health, economic and well-being requirements of current and future residents! The property values will be greatly reduced for current residents; the Mental Health of current residents is already being adversely affected; an insufficient number of physically challenged parking spots will seriously impact future residents, especially as they are targeting seniors to retire there.

Policy 1.6.6

I have not seen any studies to support the claims that the existing sewage and water services can accommodate this proposal. From what I understand these studies have not yet been done.

Policy 1.6.7.4

Again, being a commuter-based community driving is essential. This proposal will **NOT** minimize the length and number of vehicle trips in this community.

Policy 1.8.1

The significant increase of vehicles in such a small area will increase air pollution. Also, this proposal is in a commuter's neighbourhood and will not reduce motor vehicle trips and congestion but increase them both.

7.4 Urban Hamilton Official Plan (UHOP)

Policy 2.4.1.4

Planning Comment:

It represents a form of intensification, which is compatible in terms of scale and built form with the surrounding neighbourhood, by placing the lower-density three-storey stacked townhouses on the southern portion of the subject lands, adjacent to the existing single detached dwellings along Canfield Court.

This is **NOT** true as the proposal is not compatible with the surrounding neighbourhood in the least. There is nothing in this neighbourhood that resembles this proposal at all. The skyline and character of the neighbourhood will be ruined forever.

This proposal is not a compatible integration with the surrounding area!

Planning Comment:

It is not anticipated to adversely impact the existing transportation network

This is obviously not true. Any increase in traffic will adversely impact any area.

Planning Comment:

The proposed development will make more efficient use of the local road than existing conditions.

This too is not true as Paramount Drive is the only road in and out of the subdivision. Adding another 300 – 600 cars will definitely reduce its efficiency

Policy 2.4.2.2

Planning Comment:

The proposed development is a respectful form of residential intensification, as it will not result in shadowing, overlook, noise, lighting or traffic concerns. The layout will ensure compatibility with adjacent land uses,

Judging by the residents overwhelming outrage at the February 16 meeting this proposal is anything but 'respectful' with regard to both residents or compatibility. It is not compatible with adjacent land uses nor the height, massing or scale of nearby residential buildings (single family homes). The shadows created over Billy Green Elementary school will block out sunlight until mid-day. Furthermore, there are no 'amenity' provisions at all.

Policy 3.3.2.3: Urban design should foster a sense of community pride

Not one of the 7 principals listed below were satisfied:

- a) Respecting existing character – Not at all
- b) Consistent with locale and surrounding environment – Not at all
- c) Recognizing and protecting the cultural history - No
- d) Conserving and respecting the existing build heritage features - No
- e) Conserving, maintain, and enhancing the features of its communities - No
- f) Demonstrating sensitivity toward community identity – Not at all
- g) Contributing to the character and ambiance of the community - No

Planning Comments:

The proposed development respects the existing community character, by proposing a compatible building layout with appropriate provisions,

The proposed frontage along Paramount Drive contributes to the character of the streetscape, as the four stacked townhouse blocks will be aligned with the existing street to form a consistent street wall.

Neither of these statements are true. This proposal has totally disrespected our community and the stacked townhouses are not in alignment with the existing street. The style and height of single family homes and townhouses that are already on Paramount Drive would be aligned properly, not stacked townhouses and an 8 storey apartment building.

Policy 3.3.2.4: Quality Spaces

Planning Comment:

The siting of the stacked townhouse blocks and apartment building is logical and fits within the existing neighbourhood context

This is False as it does NOT fit within the existing neighbourhood context

Policy 3.3.2.6: New development and redevelopment should enhance the character of the existing environment

Not one of the 4 sub-sections were satisfied

This is False as it does NOT enhance the character of the existing environment. In reality it will become an eyesore and will deter from the character of the existing environment destroying the skyline of the entire neighbourhood.

Policy 3.3.2.8 Urban design should promote the reduction of greenhouse emissions, ability to adapt to the impacts of a changing climate now and in the future, and protect and enhance the natural urban environment

This is false. Nothing in this proposal will reduce greenhouse emissions or protect/enhance the natural urban environment. Fewer residential units and more green space will protect and enhance the natural urban environment.

Policy 3.3.2.9 Urban design plays a significant role in the physical and mental health of our citizens.

Again, not one sub-section has been satisfied (high quality, safe streetscapes; no development of places for active and passive recreation; no variety of land uses; increased air, noise, and water pollution)

This may be the single biggest concern that is being overlooked. The mere proposal in itself has caused such intense stress and anxiety in the community. The **mental health** of our citizens is obviously not a concern of the developer but we as a society depend on our City officials/planners to act in our best interest. Presently the mental health of this community is on a steep decline and will get progressively worse with developments like this.

Policy 3.3.3.1

Planning Comment: As previously discussed, the proposed development has been designed to fit within the surrounding neighbourhoods, in terms of scale, and ensuring adequate privacy and sunlight to neighbouring properties. It will be compatible with the surrounding low-density context,

This is not true because in no way does this development fit within the surrounding neighbourhood.

Policy 4.5.8.4

The proposed development will make more efficient use of the Collector Road, by increasing residential density on the subject lands, without hindering the current traffic flow.

This is false. More cars will undoubtedly hinder the current traffic flow. In fact, traffic flow will be at a stand--still in the morning and afternoon when school starts and ends.

Policy 5.3 Lake –Based Municipal Water and Wastewater Systems

Again, I have not seen any studies to support the claim that existing systems can accommodate a development of this size. I find it hard to believe that 40+ years after planning a community that the existing infrastructure could accommodate another 299 units on such a small piece of land. Surely the planners never anticipated this happening that long ago.

Chapter E – Urban Systems and Designations

Subsection 2.6 Neighbourhoods

Scale Policy 2.6.7

Neighbourhoods shall generally be regarded as physically stable areas with each neighbourhood having a unique scale and character. Changes compatible with the existing character or function of the neighbourhood shall be permitted.

Planning Comment: The proposed development is compatible with the existing character of the neighbourhood, as a functional layout of differing typologies has been created to ensure that there are significant adverse impacts on any adjoining lands.

This is not true. It does NOT fit with the existing character of the neighbourhood and it will have a significant impact on adjoining lands, specifically residents of Canfield Court, Paramount Drive and both elementary schools.

Scale and Design - Policy 3.2.4

The existing character of established neighbourhoods designated areas shall be maintained. Residential intensification within these areas shall enhance and be compatible with the scale and character of the existing residential neighbourhood.

This proposal does not satisfy this policy at all. In fact the complete opposite is true --- the existing character is NOT maintained and intensification is NOT compatible with the existing residential neighbourhood

Policy 3.3.1

Lower Density residential uses and building forms shall generally be located in the interiors of neighbourhood areas with higher density dwelling forms and supporting uses located on the periphery.

This proposal is for the exact opposite of 3.3.1. The proposed High-Density development is right in the middle of the Low-Density neighbourhood.

Policy 3.3.2

Development or redevelopment adjacent to areas of lower density shall ensure the height, massing, and arrangement of buildings and structures are compatible with existing and future uses in the surrounding area.

This proposed development is not at all compatible with the existing areas of lower density with regard to height, massing and arrangement of buildings.

Policy 3.6.1

High Density residential areas are characterized by multiple dwelling forms on the periphery of neighbourhoods.

Again, this high-density proposal is NOT on the periphery but right in the center of the mature, low density neighbourhood

Policy 3.6.8 d)

This item is also not adhered to as the proposal has inadequate parking, amenity features and is not compatible with existing residential heights. Furthermore it will cast shadows on Billy Green Elementary school for at least 50% of the school day.

Neighbourhoods Designation – High Density Residential

DesignPolicy 3.6.8

Planning Comment: The proposed development is a respectful form of residential intensification, as it will not result in shadowing, or overlook concerns

This is not true! Residents on Canfield Court and Paramount Drive will have residents in the Stacked Townhouses and apartment looking directly in their bedrooms and living rooms, respectively.

Appendix E Highlights the Significant short-comings of the proposal

Physically Challenged Parking Spots:	1% required = 37	Proposed 6
Minimum Number of Parking Spaces:	558 required	Proposed 369
Minimum Front Yard	7.5m required	Proposed 3.25m
Minimum Side Yard	6.0m required	Proposed 3.0m
Maximum Density	40 units/Ha	Proposed 187
Minimum Landscape Open Space	50%	Proposed 30%

RM3 Zone: Stacked townhouses Not permitted

Policy 6.2.6

Planning Comment: While the Institutional Designation allows for low-density residential uses, an amendment is required for the proposed development as it does not allow high-density residential uses.

One of the main reasons everyone in this neighbourhood chose to live here is because it was not zoned high-density. Obviously the City Planners had a very good reason not to zone it High Density, mainly because it is a suburb. To suddenly decide after 40+ years that the zoning should be changed to high-density simply to accommodate a developer is outrageous and nothing short of criminal to the existing community.

If we wanted to live downtown or in Toronto we would have moved there.

9 School and City Recreation Facility and Outdoor Recreation/ Parks Issues Assessment

As noted throughout this report, the subject lands directly abut Billy Green Elementary School to the north and St. Paul Catholic Elementary School to the south-west. The development of the subject lands will be compatible with the surrounding institutional uses, as it does not create significant shadow impacts upon the schools

This is completely false. The 8 story apartment will completely block out any sunshine that Billy Green's kindergarten classrooms/playground presently enjoy. Furthermore, the apartments will be looking directly into the classroom windows of Billy Green school all day long.

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Both the Councillor and the Planner stated that they have never had as many people at a public meeting in their entire careers as were present at the February 16, 2023 meeting. This in itself tells the whole story.

The unanimous outrage and opposition displayed at the meeting cannot be simply disregarded. If the above Professional Planners code of ethics is to be respected at all then based on this meeting alone the existing High-Density plan needs to be thrown out and a new Low-Density plan submitted, hopefully one that has community involvement and fits the character of the neighbourhood.

11.1 Environment

The proposed development will provide residential density in close proximity to commercial and institutional uses and allow residents to live, work and play within the same neighbourhood, thus being active transportation supportive

This is not true as very few residents work in this neighbourhood. There are no employers of any size near this community.

The proposed development will capitalize on the advantage and provide reduced parking ratios to encourage an increase in transit usage. Overall, by

promoting transit and active transportation, it decreases the need for automobile travel and greenhouse gas emissions, which contributes to a higher energy consumption and declining air quality.

In reality, this High-Density development will accomplish the complete opposite of what is stated in section 11.1

Once again, this proposal is more fitting to downtown and not a suburb like 1065 Paramount Drive. Residents living here generally need a car. This might be the case in places like downtown where it is easy to ride a bike or take a bus to work. This concept is not applicable to a suburban community that depends on driving and having an adequate traffic infrastructure, which this proposal will certainly affect in an adverse manner.

12 Conclusions and Recommendations

I would argue that it does NOT maintain the intent of the Urban Hamilton Official Plan and West Mountain Area Secondary Plan. Sure it may satisfy one such factor, to build more units, but I'm certain the original intent was much more inclusive than that: Fitting in with the Character of the existing neighbourhood; Acceptance by the existing neighbourhood; not creating traffic and parking chaos in an existing neighbourhood; not creating buildings high enough to invade upon the privacy of existing residents.

I also highly doubt that the Former City of Stoney Creek Zoning By-Law would have intended a development such as this. In fact I would argue that the Former City Planners would have shut this down immediately.

It definitely is NOT compatible with the surrounding build form.

It definitely does not represent good planning that is in the public interest. It is only in the developers best interest, not the communities.

From: [REDACTED]
To: [Clark, Brad](#); [Van Rooi, James](#); Tracy.Tucker@ibigroup.com
Cc: [REDACTED]
Subject: Rezoning Objection 230309_135549
Date: Thursday, March 9, 2023 2:24:47 PM
Attachments: [Zoning Objection_230309_135549.pdf](#)

Brad, James and Tracy, as a long time resident of our Upper Stoney Creek Paramount Dr community of 37 years I am appalled and total opposed by the proposed planned development. For many if not ALL of the issues stated in the attached Rezoning Objection document, this proposed planning of an 8 storey apartment build along with the number and location of 3.5 stacked townhouses is totally acceptable. This is a low density, mature suburb of 40+ years will be totally out of place. Nowhere on the entire Upper Stoney Creek area do you have an 8 storey apartment building let alone one that is located in a low density area like ours. If this proposed plan is approved and goes ahead, we could potentially see an increase of a 1000+ more people within that small parcel of land let alone added to our already traffic congested arteries (Redhill & Linc). This is NOT the downtown core or outskirts of city. This is a mature low density community of 40+ yrs.

Brad and James, I trust that you will take into consideration all of the items referred to in the attached document and adamantly oppose this proposed planned development within our/your community.

Thanks

[REDACTED]

[REDACTED]

February 28, 2023

To: Brad Clark Brad.Clark@hamilton.ca
James Van Rooi James.VanRooi@hamilton.ca
Tracy Tucker Tracy.Tucker@ibigroup.com

Objection to File No. UHOPA-23-005 regarding the proposed By-Law to change the land use designation from "Institutional" to "Neighbourhoods" in Schedule "E-1" of the Urban Hamilton Official Plan and to change the land use designation from "Institutional" to "High Density Residential 1" in the West Mountain Area (Heritage Green) Secondary Plan.

Objection to File No. ZAC-23-006 regarding the rezoning of the subject lands from the Small Scale Institutional "IS" Zone to a modified Multiple Residential "RM3-XX" Zone

I strongly object to the above proposals for the following reasons:

1. Unsatisfactory "Planning Justification Report" and "Urban Design Brief"

The 'Planning Justification Report' is based extensively on the Provincial governments desire to increase the number of housing units.

This is only one consideration, and given the recent extensive expansion to the Urban boundary it should be near the bottom of the list of priorities to consider, especially when the new development is in the center of a mature, established community. There are so many opposing arguments that render this High-Density "urban" proposal completely unsatisfactory as it is in the middle of a Low-Density "suburban" community (neighbourhood character; Congestion; Traffic; Safety; Pollution; Infrastructure; Mental Health; etc). The High-Density rationale does not apply to our suburb as we are a commuter-based neighbourhood that relies heavily on the Redhill Expressway and Lincoln Alexander Parkway to commute to work.

Please see the attached Addendum for a long list of points that do not adhere to the:

- Planning Act
- Provincial Policy Statement 2020
- Urban Hamilton Official Plan
- Neighbourhoods Designation General Policies
- West Mountain Area Secondary Plan
- Zoning By-laws
- Registered Professional Planners responsibility re "local needs of the community"

Furthermore, the 'Urban Design Brief' states that "the south boundary is defined by residential single dwellings screened by a densely planted landscape buffer" which is not true at all. The trees on the SW corner of the development are tall enough to provide privacy to a 3 level townhouse. However the other 3 houses in Canfield Court that back on to the South side of the lot offer no privacy to any structure over 2 stories. Nor is there any privacy for the homes on Paramount drive from the street facing Apartments and Stacked Townhouses. The townhouses will be looking directly into the bedrooms on Canfield Court and both the apartments and townhouses will be looking directly into the living rooms on Paramount Drive. In time, these trees will one day die and/or be removed and then there would be absolutely no privacy for any of the existing residents mentioned above.

2. High-Density zoning is completely unnecessary in this Community

With the recent Urban Boundary expansion announced by the Provincial government there is absolutely no need to create a High Density development in a Low Density, mature neighbourhood. The High Density zoning does not fit with the existing character of the community, which is all Low Density. It is also in complete contradiction of section 3.3.1 which states that High Density housing is to be on the outskirts of the community, not on the interior which is exactly where it is being proposed.

3. Recent Precedent for Ward 9 regarding zoning density

Just 4 km away a new development was approved at 15 Ridgeview, which is in Ward 9 as is the proposed development at 1065 Paramount Drive. The property at 15 Ridgeview is 5 hectares and a total of 105 residential units (25 single family homes and 80 three-level townhouses) was submitted and approved. That is only 21 residential units per hectare of land.

Comparatively, the proposal for 1065 Paramount Drive is on a lot that is only 1.63 hectares but they are proposing 299 residential units. **The proposed density is 187 residential units per hectare of land. The present by-law states a maximum 40 residents per hectare.**

In regard to the 15 Ridgeview development, The Hamilton Spectator reported that Jeff Beattie (Stoney Creek councilor) said that the proposed development will be similar to the existing housing blocks that have already been built. In other words, they were very cognizant of the existing community and made every effort to ensure the new development fit in.

The closest elementary school to the 15 Ridgeview development is Eastdale which is 6 km away from it whereas the High-Density proposal for 1065 Paramount Drive is within meters of both Billy Green and St. Paul elementary schools. The safety of children making their way to both schools cannot be measured, however it is painfully obvious that having a High Density development with upwards of 600 new cars in the area coming and going during morning and afternoon rush periods will only increase the risk of traffic accidents and injuries.

4. Job Markets not easily accessible via public transit from this area

The argument provided by the planner that there is public transit right on Paramount drive which will help newcomers commute to work and will reduce the number of residents owning vehicles is not valid for this community as it is basically a suburb to Hamilton. Anyone who lives and commutes in this area knows that a bus ride to most work areas is a very lengthy, time consuming journey. A bus to downtown Hamilton takes an hour easily. This community is not close to any major job markets, most people commute. In fact many new people entering the community are probably from out of town and will certainly be driving, creating more congestion and air pollution than is necessary. This High-Density plan is inappropriate for a suburb such as ours and lends itself more to downtown where residents do in fact walk, ride or take public transit to work.

5. Traffic considerations to include the impact on the Red Hill Valley Expressway and the Lincoln Alexander Expressway

The fact is there will be more traffic. Anyone who lives in this area knows that the Red Hill Valley Parkway and the Lincoln Alexander Parkway are already stop and go every morning and afternoon. We know that the planners comment "Traffic will take care of itself" is simply not true for this area as evidenced by years of backlog on the Redhill/Linc. Adding approximately 300 more cars to the morning and evening commute is definitely going to compound this problem and traffic will only get worse.

6. Insufficient Parking

The Planner's goal of not providing enough parking spots in the hopes of attracting residents without cars is not realistic for this community because as previously stated it is a suburb in which most people commute to and from work. Most residents in this area have at least 2 cars per household, townhouses included. This is because there are very few employers in the area and the vast majority of workers have to commute.

Using the HSR is a last resort because it takes forever to get anywhere and the routes are extremely limited to and from this community. The proposal allows for 369 parking spaces for 299 units instead of 558 that is presently required in our by-laws. The overflow of parking will obviously spill over to Billy Green's parking lot; the strip plaza parking lot; and neighbourhood side streets. Parking on the side streets is already a daily drama so adding all these extra cars will only increase local residents' anxiety and create so much congestion that snow plows and traffic will be an ongoing problem. Also, there are an unacceptable number of Physically Challenged Parking spots of only 6 instead of 37 as required (1%). Again, this High-Density plan is inappropriate for a suburb such as ours and lends itself more to downtown where residents are more apt to not own cars and walk/ride/transit.

7. **No regard for the Character of our existing community or the mental health of existing residents**

This high-density proposal in no way considers the character or desires of the local community. There is nothing like this in all of Stoney Creek. To take the last plot of land in the center of a very mature neighbourhood and change the whole complexion of it is extremely disrespectful to the existing community. Absolutely no regard has been shown for the lifelong investment residents have made to live and retire here. Not to mention the **mental health issues** this is creating in our community. I know for a fact that there are a LOT of residents who are quite outraged about this. The stress and anxiety this is creating is completely unnecessary. ***The fact that this is listed as a major consideration for both Registered Professional Planners and as a ByLaw consideration but is not being addressed is cause for great concern***

In conclusion, I respectfully ask the Planning Committee to reject this proposal in its entirety and start from scratch, with community involvement.

Thank you for your time and consideration.

Addendum to Objection Letter

6.1 Urban Design Brief

The height of these buildings provides a comfortable transition between higher building masses and the surrounding neighbourhood character

This is not true as the transition between a 3 storey **stacked** townhouse and a single family home is not a “comfortable” transition at all.

7.1 Planning Act

Planning Comment:

“The proposed layout will ensure compatibility with neighbouring land uses, by placing the lower-density three-storey stacked townhouses on the southern portion of the subject lands, adjacent to the existing single detached dwellings along Canfield Court”

This is not true as the proposal is completely incompatible with the existing community and especially the dwellings along Canfield Court and Paramount Drive.

7.2 Provincial Policy Statement

Policy 1.1.1 f)

This proposal does **NOT** improve accessibility for persons with disabilities and older persons because there are not nearly enough Physically Challenged Parking spots available (6 proposed 37 required)

Policy 1.1.2 is inadmissible as it is based on intensification targets “which shall be established through a **future** Amendment to the UHOP

Policy 1.1.3.4

Planning Comment:

The surrounding neighbourhood is comprised of primarily single detached residential dwellings and block townhouses. The abutting built form is predominantly single detached residential and open space/institutional, which makes the location of the proposed three-storey stacked townhouse units and eight-storey apartment building appropriate

This is not true either as it is extremely inappropriate to put these buildings in the center of a mature neighbourhood, which goes directly against section Policy number 3.3.1 which states that **high density development should be on the outskirts of a community**. Also, putting 3 storey "stacked" townhouses adjacent to single family homes is completely unacceptable.

Policy 1.4.3 b) 1.

This proposal does **NOT** meet the social, health, economic and well-being requirements of current and future residents! The property values will be greatly reduced for current residents; the Mental Health of current residents is already being adversely affected; an insufficient number of physically challenged parking spots will seriously impact future residents, especially as they are targeting seniors to retire there.

Policy 1.6.6

I have not seen any studies to support the claims that the existing sewage and water services can accommodate this proposal. From what I understand these studies have not yet been done.

Policy 1.6.7.4

Again, being a commuter-based community driving is essential. This proposal will **NOT** minimize the length and number of vehicle trips in this community.

Policy 1.8.1

The significant increase of vehicles in such a small area will increase air pollution. Also, this proposal is in a commuter's neighbourhood and will not reduce motor vehicle trips and congestion but increase them both.

7.4 Urban Hamilton Official Plan (UHOP)

Policy 2.4.1.4

Planning Comment:

It represents a form of intensification, which is compatible in terms of scale and built form with the surrounding neighbourhood, by placing the lower-density three-storey stacked townhouses on the southern portion of the subject lands, adjacent to the existing single detached dwellings along Canfield Court.

This is **NOT** true as the proposal is not compatible with the surrounding neighbourhood in the least. There is nothing in this neighbourhood that resembles this proposal at all. The skyline and character of the neighbourhood will be ruined forever.

This proposal is not a compatible integration with the surrounding area!

Planning Comment:

It is not anticipated to adversely impact the existing transportation network

This is obviously not true. Any increase in traffic will adversely impact any area.

Planning Comment:

The proposed development will make more efficient use of the local road than existing conditions.

This too is not true as Paramount Drive is the only road in and out of the subdivision. Adding another 300 – 600 cars will definitely reduce its efficiency

Policy 2.4.2.2

Planning Comment:

The proposed development is a respectful form of residential intensification, as it will not result in shadowing, overlook, noise, lighting or traffic concerns. The layout will ensure compatibility with adjacent land uses,

Judging by the residents overwhelming outrage at the February 16 meeting this proposal is anything but 'respectful' with regard to both residents or compatibility. It is not compatible with adjacent land uses nor the height, massing or scale of nearby residential buildings (single family homes). The shadows created over Billy Green Elementary school will block out sunlight until mid-day. Furthermore, there are no 'amenity' provisions at all.

Policy 3.3.2.3: Urban design should foster a sense of community pride

Not one of the 7 principals listed below were satisfied:

- a) Respecting existing character – Not at all
- b) Consistent with locale and surrounding environment – Not at all
- c) Recognizing and protecting the cultural history - No
- d) Conserving and respecting the existing build heritage features - No
- e) Conserving, maintain, and enhancing the features of its communities - No
- f) Demonstrating sensitivity toward community identity – Not at all
- g) Contributing to the character and ambiance of the community - No

Planning Comments:

The proposed development respects the existing community character, by proposing a compatible building layout with appropriate provisions,

The proposed frontage along Paramount Drive contributes to the character of the streetscape, as the four stacked townhouse blocks will be aligned with the existing street to form a consistent street wall.

Neither of these statements are true. This proposal has totally disrespected our community and the stacked townhouses are not in alignment with the existing street. The style and height of single family homes and townhouses that are already on Paramount Drive would be aligned properly, not stacked townhouses and an 8 storey apartment building.

Policy 3.3.2.4: Quality Spaces

Planning Comment:

The siting of the stacked townhouse blocks and apartment building is logical and fits within the existing neighbourhood context

This is False as it does NOT fit within the existing neighbourhood context

Policy 3.3.2.6: New development and redevelopment should enhance the character of the existing environment

Not one of the 4 sub-sections were satisfied

This is False as it does NOT enhance the character of the existing environment. In reality it will become an eyesore and will deter from the character of the existing environment destroying the skyline of the entire neighbourhood.

Policy 3.3.2.8 Urban design should promote the reduction of greenhouse emissions, ability to adapt to the impacts of a changing climate now and in the future, and protect and enhance the natural urban environment

This is false. Nothing in this proposal will reduce greenhouse emissions or protect/enhance the natural urban environment. Fewer residential units and more green space will protect and enhance the natural urban environment.

Policy 3.3.2.9 Urban design plays a significant role in the physical and mental health of our citizens.

Again, not one sub-section has been satisfied (high quality, safe streetscapes; no development of places for active and passive recreation; no variety of land uses; increased air, noise, and water pollution)

This may be the single biggest concern that is being overlooked. The mere proposal in itself has caused such intense stress and anxiety in the community. The **mental health** of our citizens is obviously not a concern of the developer but we as a society depend on our City officials/planners to act in our best interest. Presently the mental health of this community is on a steep decline and will get progressively worse with developments like this.

Policy 3.3.3.1

Planning Comment: As previously discussed, the proposed development has been designed to fit within the surrounding neighbourhoods, in terms of scale, and ensuring adequate privacy and sunlight to neighbouring properties. It will be compatible with the surrounding low-density context,

This is not true because in no way does this development fit within the surrounding neighbourhood.

Policy 4.5.8.4

The proposed development will make more efficient use of the Collector Road, by increasing residential density on the subject lands, without hindering the current traffic flow.

This is false. More cars will undoubtedly hinder the current traffic flow. In fact, traffic flow will be at a stand--still in the morning and afternoon when school starts and ends.

Policy 5.3 Lake –Based Municipal Water and Wastewater Systems

Again, I have not seen any studies to support the claim that existing systems can accommodate a development of this size. I find it hard to believe that 40+ years after planning a community that the existing infrastructure could accommodate another 299 units on such a small piece of land. Surely the planners never anticipated this happening that long ago.

Chapter E – Urban Systems and Designations

Subsection 2.6 Neighbourhoods

Scale Policy 2.6.7

Neighbourhoods shall generally be regarded as physically stable areas with each neighbourhood having a unique scale and character. Changes compatible with the existing character or function of the neighbourhood shall be permitted.

Planning Comment: The proposed development is compatible with the existing character of the neighbourhood, as a functional layout of differing typologies has been created to ensure that there are significant adverse impacts on any adjoining lands.

This is not true. It does NOT fit with the existing character of the neighbourhood and it will have a significant impact on adjoining lands, specifically residents of Canfield Court, Paramount Drive and both elementary schools.

Scale and Design - Policy 3.2.4

The existing character of established neighbourhoods designated areas shall be maintained. Residential intensification within these areas shall enhance and be compatible with the scale and character of the existing residential neighbourhood.

This proposal does not satisfy this policy at all. In fact the complete opposite is true --- the existing character is NOT maintained and intensification is NOT compatible with the existing residential neighbourhood

Policy 3.3.1

Lower Density residential uses and building forms shall generally be located in the interiors of neighbourhood areas with higher density dwelling forms and supporting uses located on the periphery.

This proposal is for the exact opposite of 3.3.1. The proposed High-Density development is right in the middle of the Low-Density neighbourhood.

Policy 3.3.2

Development or redevelopment adjacent to areas of lower density shall ensure the height, massing, and arrangement of buildings and structures are compatible with existing and future uses in the surrounding area.

This proposed development is not at all compatible with the existing areas of lower density with regard to height, massing and arrangement of buildings.

Policy 3.6.1

High Density residential areas are characterized by multiple dwelling forms on the periphery of neighbourhoods.

Again, this high-density proposal is NOT on the periphery but right in the center of the mature, low density neighbourhood

Policy 3.6.8 d)

This item is also not adhered to as the proposal has inadequate parking, amenity features and is not compatible with existing residential heights. Furthermore it will cast shadows on Billy Green Elementary school for at least 50% of the school day.

Neighbourhoods Designation – High Density Residential
Design Policy 3.6.8

Planning Comment: The proposed development is a respectful form of residential intensification, as it will not result in shadowing, or overlook concerns

This is not true! Residents on Canfield Court and Paramount Drive will have residents in the Stacked Townhouses and apartment looking directly in their bedrooms and living rooms, respectively.

Appendix E Highlights the Significant short-comings of the proposal

Physically Challenged Parking Spots:	1% required = 37	Proposed 6
Minimum Number of Parking Spaces:	558 required	Proposed 369
Minimum Front Yard	7.5m required	Proposed 3.25m
Minimum Side Yard	6.0m required	Proposed 3.0m
Maximum Density	40 units/Ha	Proposed 187
Minimum Landscape Open Space	50%	Proposed 30%

RM3 Zone: Stacked townhouses Not permitted

Policy 6.2.6

Planning Comment: While the Institutional Designation allows for low-density residential uses, an amendment is required for the proposed development as it does not allow high-density residential uses.

One of the main reasons everyone in this neighbourhood chose to live here is because it was not zoned high-density. Obviously the City Planners had a very good reason not to zone it High Density, mainly because it is a suburb. To suddenly decide after 40+ years that the zoning should be changed to high-density simply to accommodate a developer is outrageous and nothing short of criminal to the existing community.

If we wanted to live downtown or in Toronto we would have moved there.

9 School and City Recreation Facility and Outdoor Recreation/ Parks Issues Assessment

As noted throughout this report, the subject lands directly abut Billy Green Elementary School to the north and St. Paul Catholic Elementary School to the south-west. The development of the subject lands will be compatible with the surrounding institutional uses, as it does not create significant shadow impacts upon the schools

This is completely false. The 8 story apartment will completely block out any sunshine that Billy Green's kindergarten classrooms/playground presently enjoy. Furthermore, the apartments will be looking directly into the classroom windows of Billy Green school all day long.

11 Planning Justification

Registered Professional Planners ("Planners") have a responsibility to acknowledge the interrelated nature of planning decisions and the consequences for natural and human environments, and the broader public interest. The public interest reflects a balance between the local needs of the community with the interests of stakeholders. In order to determine whether the proposed development is within the public interest

Both the Councillor and the Planner stated that they have never had as many people at a public meeting in their entire careers as were present at the February 16, 2023 meeting. This in itself tells the whole story.

The unanimous outrage and opposition displayed at the meeting cannot be simply disregarded. If the above Professional Planners code of ethics is to be respected at all then based on this meeting alone the existing High-Density plan needs to be thrown out and a new Low-Density plan submitted, hopefully one that has community involvement and fits the character of the neighbourhood.

11.1 Environment

The proposed development will provide residential density in close proximity to commercial and institutional uses and allow residents to live, work and play within the same neighbourhood, thus being active transportation supportive

This is not true as very few residents work in this neighbourhood. There are no employers of any size near this community.

The proposed development will capitalize on the advantage and provide reduced parking ratios to encourage an increase in transit usage. Overall, by

promoting transit and active transportation, it decreases the need for automobile travel and greenhouse gas emissions, which contributes to a higher energy consumption and declining air quality.

In reality, this High-Density development will accomplish the complete opposite of what is stated in section 11.1

Once again, this proposal is more fitting to downtown and not a suburb like 1065 Paramount Drive. Residents living here generally need a car. This might be the case in places like downtown where it is easy to ride a bike or take a bus to work. This concept is not applicable to a suburban community that depends on driving and having an adequate traffic infrastructure, which this proposal will certainly affect in an adverse manner.

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From: [REDACTED]
To: [Clark, Brad](mailto:Clark,Brad@hamilton.ca); [Van Rooi, James](mailto:VanRooi,James@ibigroup.com); [Tracy Tucker@ibigroup.com](mailto:Tracy.Tucker@ibigroup.com)
Subject: Zoning Objection - Paramount Drive neighbourhood
Date: Tuesday, March 7, 2023 4:52:01 PM

February 28, 2023

To: Brad Clark Brad.Clark@hamilton.ca
James Van Rooi James.VanRooi@hamilton.ca
Tracy Tucker Tracy.Tucker@ibigroup.com

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- Furthermore, the 'Urban Design Brief' states that "the south boundary is defined by residential single dwellings screened by a densely planted landscape buffer" which is not true at all. The trees on the SW corner of the development are tall enough to provide privacy to a 3 level townhouse. However the other 3 houses in Canfield Court that back on to the South side of the lot offer no privacy to any structure over 2 stories. Nor is there any privacy for the homes on Paramount drive from the street facing Apartments and Stacked Townhouses. The townhouses will be looking directly into the bedrooms on Canfield Court and both the apartments and townhouses will be

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Thank you for your time and consideration.

Addendum to Objection Letter

6.1 Urban Design Brief

The height of these buildings provides a comfortable transition between higher building masses and the surrounding neighbourhood character

This is not true as the transition between a 3 storey **stacked** townhouse and a single family home is not a “comfortable” transition at all.

7.1 Planning Act

Planning Comment:

“The proposed layout will ensure compatibility with neighbouring land uses, by placing the lower-density three-storey stacked townhouses on the southern portion of the subject lands, adjacent to the existing single detached dwellings along Canfield Court”

This is not true as the proposal is completely incompatible with the existing community and especially the dwellings along Canfield Court and Paramount Drive.

7.2 Provincial Policy Statement

Policy 1.1.1 f)

This proposal does **NOT** improve accessibility for persons with disabilities and older persons because there are not nearly enough Physically Challenged Parking spots available (6 proposed 37 required)

Policy 1.1.2 is inadmissible as it is based on intensification targets “which shall be established through a **future** Amendment to the UHOP

Policy 1.1.3.4

Planning Comment:

The surrounding neighbourhood is comprised of primarily single detached residential dwellings and block townhouses. The abutting built form is predominantly single detached residential and open space/institutional, which makes the location of the proposed three-storey stacked townhouse units and eight-storey apartment building appropriate

This is not true either as it is extremely inappropriate to put these buildings in the center of a mature neighbourhood, which goes directly against section Policy number 3.3.1 which states that **high density development should be on the outskirts of a community**. Also, putting 3 storey "stacked" townhouses adjacent to single family homes is completely unacceptable.

-
Policy 1.4.3 b) 1.

This proposal does **NOT** meet the social, health, economic and well-being requirements of current and future residents! The property values will be greatly reduced for current residents; the Mental Health of current residents is already being adversely affected; an insufficient number of physically challenged parking spots will seriously impact future residents, especially as they are targeting seniors to retire there.

-
Policy 1.6.6

I have not seen any studies to support the claims that the existing sewage and water services can accommodate this proposal. From what I understand these studies have not yet been done.

-
Policy 1.6.7.4

Again, being a commuter-based community driving is essential. This proposal will **NOT** minimize the length and number of vehicle trips in this community.

-
Policy 1.8.1

The significant increase of vehicles in such a small area will increase air pollution. Also, this proposal is in a commuter's neighbourhood and will not reduce motor vehicle trips and congestion but increase them both.

4. **Urban Hamilton Official Plan (UHOP)**

Policy 2.4.1.4

Planning Comment:

It represents a form of intensification, which is compatible in terms of scale and built form with the surrounding neighbourhood, by placing the lower-density three-storey stacked townhouses on the southern portion of the subject lands, adjacent to the existing single detached dwellings along Canfield Court.

This is **NOT** true as the proposal is not compatible with the surrounding neighbourhood in the least. There is nothing in this neighbourhood that resembles this proposal at all. The skyline and character of the neighbourhood will be ruined forever.

This proposal is not a compatible integration with the surrounding area!

Planning Comment:

It is not anticipated to adversely impact the existing transportation network

This is obviously not true. Any increase in traffic will adversely impact any area.

Planning Comment:

The proposed development will make more efficient use of the local road than existing conditions.

This too is not true as Paramount Drive is the only road in and out of the subdivision. Adding another 300 – 600 cars will definitely reduce its efficiency

Policy 2.4.2.2

Planning Comment:

The proposed development is a respectful form of residential intensification, as it will not result in shadowing, overlook, noise, lighting or traffic concerns. The layout will ensure compatibility with adjacent land uses,

Judging by the residents overwhelming outrage at the February 16 meeting this proposal is anything but 'respectful' with regard to both residents or compatibility. It is not compatible with adjacent land uses nor the height, massing or scale of nearby residential buildings (single family homes). The shadows created over Billy Green Elementary school will block out sunlight until mid-day. Furthermore, there are no 'amenity' provisions at all.

Policy 3.3.2.3: Urban design should foster a sense of community pride

Not one of the 7 principals listed below were satisfied:

- a. Respecting existing character – Not at all
- b. Consistent with locale and surrounding environment – Not at all
- c. Recognizing and protecting the cultural history - No
- d. Conserving and respecting the existing build heritage features - No
- e. Conserving, maintain, and enhancing the features of its communities - No
- f. Demonstrating sensitivity toward community identity – Not at all
- g. Contributing to the character and ambiance of the community - No

Planning Comments:

The proposed development respects the existing community character, by proposing a compatible building layout with appropriate provisions,

The proposed frontage along Paramount Drive contributes to the character of

the streetscape, as the four stacked townhouse blocks will be aligned with the existing street to form a consistent street wall.

Neither of these statements are true. This proposal has totally disrespected our community and the stacked townhouses are not in alignment with the existing street. The style and height of single family homes and townhouses that are already on Paramount Drive would be aligned properly, not stacked townhouses and an 8 storey apartment building.

Policy 3.3.2.4: Quality Spaces

Planning Comment:

The siting of the stacked townhouse blocks and apartment building is logical and fits within the existing neighbourhood context

This is False as it does NOT fit within the existing neighbourhood context

-
-
-
-
-

Policy 3.3.2.6: New development and redevelopment should enhance the character of the existing environment

Not one of the 4 sub-sections were satisfied

This is False as it does NOT enhance the character of the existing environment. In reality it will become an eyesore and will deter from the character of the existing environment destroying the skyline of the entire neighbourhood.

Policy 3.3.2.8 Urban design should promote the reduction of greenhouse emissions, ability to adapt to the impacts of a changing climate now and in the future, and protect and enhance the natural urban environment

This is false. Nothing in this proposal will reduce greenhouse emissions or protect/enhance the natural urban environment. Fewer residential units and more green space will protect and enhance the natural urban environment.

Policy 3.3.2.9 Urban design plays a significant role in the physical and mental health of our citizens.

Again, not one sub-section has been satisfied (high quality, safe streetscapes; no development of places for active and passive recreation; no variety of land uses; increased air, noise, and water pollution)

This may be the single biggest concern that is being overlooked. The mere proposal in itself has caused such intense stress and anxiety in the community. The **mental health** of our citizens is obviously not a concern of the developer but we as a society depend on our City officials/planners to act in our best interest. Presently the mental health of this community is on a steep decline and will get progressively worse with developments like this.

Policy 3.3.3.1

Planning Comment: As previously discussed, the proposed development has been designed to fit within the surrounding neighbourhoods, in terms of scale, and ensuring adequate privacy and sunlight to neighbouring properties. It will be compatible with the surrounding low-density context,

This is not true because in no way does this development fit within the surrounding neighbourhood.

Policy 4.5.8.4

The proposed development will make more efficient use of the Collector Road, by increasing residential density on the subject lands, without hindering the current traffic flow.

This is false. More cars will undoubtedly hinder the current traffic flow. In fact, traffic flow will be at a stand--still in the morning and afternoon when school starts and ends.

Policy 5.3 Lake –Based Municipal Water and Wastewater Systems

Again, I have not seen any studies to support the claim that existing systems can accommodate a development of this size. I find it hard to believe that 40+ years after planning a community that the existing infrastructure could accommodate another 299 units on such a small piece of land. Surely the planners never anticipated this happening that long ago.

-

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Chapter E – Urban Systems and Designations

-

Subsection 2.6 Neighbourhoods

-

Scale Policy 2.6.7

Neighbourhoods shall generally be regarded as physically stable areas with each neighbourhood having a unique scale and character. Changes compatible with the existing character or function of the neighbourhood shall be permitted.

Planning Comment: The proposed development is compatible with the existing character of the neighbourhood, as a functional layout of differing typologies has been created to ensure that there are significant adverse impacts on any adjoining lands.

This is not true. It does NOT fit with the existing character of the neighbourhood and it will have a significant impact on adjoining lands,

specifically residents of Canfield Court, Paramount Drive and both elementary schools.

Scale and Design - Policy 3.2.4

The existing character of established neighbourhoods designated areas shall be maintained. Residential intensification within these areas shall enhance and be compatible with the scale and character of the existing residential neighbourhood.

This proposal does not satisfy this policy at all. In fact the complete opposite is true --- the existing character is NOT maintained and intensification is NOT compatible with the existing residential neighbourhood

-
Policy 3.3.1

Lower Density residential uses and building forms shall generally be located in the interiors of neighbourhood areas with higher density dwelling forms and supporting uses located on the periphery.

This proposal is for the exact opposite of 3.3.1. The proposed High-Density development is right in the middle of the Low-Density neighbourhood.

-
Policy 3.3.2

Development or redevelopment adjacent to areas of lower density shall ensure the height, massing, and arrangement of buildings and structures are compatible with existing and future uses in the surrounding area.

This proposed development is not at all compatible with the existing areas of lower density with regard to height, massing and arrangement of buildings.

Policy 3.6.1

High Density residential areas are characterized by multiple dwelling forms on the periphery of neighbourhoods.

Again, this high-density proposal is NOT on the periphery but right in the center of the mature, low density neighbourhood

Policy 3.6.8 d)

This item is also not adhered to as the proposal has inadequate parking, amenity features and is not compatible with existing residential heights. Furthermore it will cast shadows on Billy Green Elementary school for at least

50% of the school day.

Neighbourhoods Designation – High Density Residential Design Policy 3.6.8

Planning Comment: The proposed development is a respectful form of residential intensification, as it will not result in shadowing, or overlook concerns

This is not true! Residents on Canfield Court and Paramount Drive will have residents in the Stacked Townhouses and apartment looking directly in their bedrooms and living rooms, respectively.

Appendix E Highlights the Significant short-comings of the proposal

Physically Challenged Parking Spots:	1% required = 37	Proposed 6
Minimum Number of Parking Spaces:	558 required	Proposed 369
Minimum Front Yard	7.5m required	Proposed 3.25m
Minimum Side Yard	6.0m required	Proposed 3.0m
Maximum Density	40 units/Ha	Proposed 187
Minimum Landscape Open Space	50%	Proposed 30%
RM3 Zone: Stacked townhouses	Not permitted	

Policy 6.2.6

Planning Comment: While the Institutional Designation allows for low-density residential uses, an amendment is required for the proposed development as it does not allow high-density residential uses.

One of the main reasons everyone in this neighbourhood chose to live here is because it was not zoned high-density. Obviously the City Planners had a very good reason not to zone it High Density, mainly because it is a suburb. To suddenly decide after 40+ years that the zoning should be changed to high-density simply to accommodate a developer is outrageous and nothing short of criminal to the existing community.

If we wanted to live downtown or in Toronto we would have moved there.

9 School and City Recreation Facility and Outdoor Recreation/ Parks Issues Assessment

As noted throughout this report, the subject lands directly abut Billy Green Elementary School to the north and St. Paul Catholic Elementary School to the south-west. The development of the subject lands will be compatible with the surrounding institutional uses, as it does not create significant shadow impacts upon the schools

This is completely false. The 8 story apartment will completely block out any sunshine that Billy Green's kindergarten classrooms/playground presently enjoy. Furthermore, the apartments will be looking directly into the classroom windows of Billy Green school all day long.

11 Planning Justification

Registered Professional Planners ("Planners") have a responsibility to acknowledge the interrelated nature of planning decisions and the consequences for natural and human environments, and the broader public interest. The public interest reflects a balance between the local needs of the community with the interests of stakeholders. In order to determine whether the proposed development is within the public interest

Both the Councillor and the Planner stated that they have never had as many people at a public meeting in their entire careers as were present at the February 16, 2023 meeting. This in itself tells the whole story.

The unanimous outrage and opposition displayed at the meeting cannot be simply disregarded. If the above Professional Planners code of ethics is to be respected at all then based on this meeting alone the existing High-Density plan needs to be thrown out and a new Low-Density plan submitted, hopefully one that has community involvement and fits the character of the neighbourhood.

11.1 Environment

The proposed development will provide residential density in close proximity to commercial and institutional uses and allow residents to live, work and play within the same neighbourhood, thus being active transportation supportive

This is not true as very few residents work in this neighbourhood. There are no employers of any size near this community.

The proposed development will capitalize on the advantage and provide reduced parking ratios to encourage an increase in transit usage. Overall, by promoting transit and active transportation, it decreases the need for automobile travel and greenhouse gas emissions, which contributes to a higher energy consumption and declining air quality.

In reality, this High-Density development will accomplish the complete opposite of what is stated in section 11.1

Once again, this proposal is more fitting to downtown and not a suburb like 1065 Paramount Drive. Residents living here generally need a car. This might be the case in places like downtown where it is easy to ride a bike or take a bus to work. This concept is not applicable to a suburban community that depends on driving and having an adequate traffic infrastructure, which this proposal will certainly affect in an adverse manner.

12 Conclusions and Recommendations

I would argue that it does NOT maintain the intent of the Urban Hamilton Official Plan and West Mountain Area Secondary Plan. Sure it may satisfy one such factor, to build more units, but I'm certain the original intent was much more inclusive than that: Fitting in with the Character of the existing neighbourhood; Acceptance by the existing neighbourhood; not creating traffic and parking chaos in an existing neighbourhood; not creating buildings high enough to invade upon the privacy of existing residents.

I also highly doubt that the Former City of Stoney Creek Zoning By-Law would have intended a development such as this. In fact I would argue that the Former City Planners would have shut this down immediately.

It definitely is NOT compatible with the surrounding build form.

It definitely does not represent good planning that is in the public interest. It is only in the developer's best interest, not the community's.

 [Consulting](#)

Sent from [Mail](#) for Windows

From: [REDACTED]
To: [Van Rooi, James](#)
Cc: [Clark, Brad](#); [Office of the Mayor](#)
Subject: Paramount Drive Rezoning, Mikmada (Paramount) Inc.
Date: Wednesday, February 22, 2023 10:48:35 AM

To All Concerned,

I have significant opposition to the proposed development plans for the Mikmada (Paramount) building project.

An eight storey apartment building is too high for the existing Albion Estates community, and in fact, too high for the entire Upper Stoney Creek community. Existing structures have been limited to **3 stories** (Plan M-181) and that restriction must be carried forward for any new developments. An eight story building will dominate over the entire community to the north of Mud St. Low and high density development should be integrated and compatible in density, height, and building setbacks.

This project is NOT compatible with the existing community. A townhouse community similar to the townhouses to the north of Billy Green School should be pursued.

The proposed location of the apartment building is too close to the existing Billy Green Elementary School and impacts on the safety, cleanliness and culture of the school. A setback of six meters from the property line of the school is not nearly adequate. The increase of vehicle traffic so close to both Billy Green Elementary School and St. Paul Catholic Elementary School will be an **extreme safety risk** to the children of these schools. Furthermore, both of these schools are at capacity and using portable classrooms. Additional children residing in this new proposed development will result in further overcapacity and lower quality of education to the existing students.

The **lack of adequate parking** proposed for this new building project (0.92 parking places per unit for apartment and one parking space per townhouse) will result in more cars being parked in on neighbourhood streets that are already overcrowded and causing safety concerns. The current standard of providing 1.5 parking spaces per unit must be enforced. Furthermore, Ackland St. is extremely busy with visitors to the **Felkers Falls Conservation Area**. **A traffic study should be required to determine the impact of this proposed development on this residential area** as well.

I thank you for your time in considering these objections.

If you are not the appropriate person to receive this communication, please advise me who is. And please ensure that I am put on any lists for future communications regarding this project.

Yours sincerely,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: [Morton, Devon](#)
To: [Van Rooi, James](#)
Subject: FW: Zoning By-law Amendment Application at 2800 Library Lane and Portion of lands located at 2641 Regional Road
Date: Monday, February 27, 2023 8:56:47 AM
Attachments: [image001.png](#)

FYI

Devon M. Morton, MCIP, RPP (he/him/his)
Planner II (Rural Team)
Development Planning
Planning & Economic Development Department
City of Hamilton, 71 Main St. W, 5th floor, L8P 4Y5
Ph: (905) 546-2424 ext. 1384
Email: Devon.Morton@hamilton.ca



From: [REDACTED]
Sent: Sunday, February 26, 2023 2:13 PM
To: Morton, Devon <Devon.Morton@hamilton.ca>
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]

From: [Clark, Brad](#)
Cc: [Ribaric, Robert](#); [Morton, Devon](#); [Van Rooi, James](#)
Subject: RE: Tonight's meeting
Date: Monday, February 27, 2023 2:06:38 PM

Hi [REDACTED]

As always, I appreciate your comments.

Thank you for attending this public meeting. I believe the attendance exceeded 250 people. While I expected a large crowd I did not expect that crowd.

Please be advised that our city staff have not made any recommendations on the development. There are ongoing discussions with the developers planner regarding density. My hope remains that we can find a way to a more reasonable intensification. I will continue to advocate for the ways and means to lower the height of the building and provide additional parking.

Regardless your names will be added to the database of interested parties. You will be notified of the next public meeting.

If you wish to chat further, please call 905 977-0679.

Respectfully yours,

Brad

Councillor Brad Clark
Ward 9 - Upper Stoney Creek
Room 262, 71 Main Street West
Hamilton, ON L8P 4Y5

Office: [905 546-2703](tel:9055462703)
Cell: [905 977-0679](tel:9059770679)
brad.clark@hamilton.ca
www.bradclarkreport.ca



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From: [REDACTED]
Sent: Thursday, February 16, 2023 7:56 PM
To: Clark, Brad <Brad.Clark@hamilton.ca>
Subject: Tonight's meeting

Hey Brad,

Pretty sure nobody expected that type of turn out or anger. During the meeting I kept notes on my phone and will post below. However my main concern and I took serious offense to was the ignorant comment by that clown suggesting I walk to get my lotto tickets. As you are aware I have permanent paralysis in my left leg and am utterly disgusted at the comment I walk..

I demand a letter of apology as that comment will be relayed to CHCH news. I thought this was 2023 where people are more aware of the idea we don't understand what others lives entail..

His comment he sees higher density because it has schools, shopping. Do you see if the infrastructure supports the increased family density?

Engineer tells you the pipes are big enough.... People don't want to be told we want engineer reports.. Reports they will stand behind and be held liable should they fail.. Not our tax dollars

1/3 of land has buildings.. That's laughable as you are going up as air is free. Basing that statement on amount of land being built on is only relevant if they were all one story single family homes. That statement is misleading as the building occupies air and not based on land.

On your list was lack of infrastructure reports or school vacancy reports.

Stop signs merging will back traffic up right through the school walk

Walking distance is laughable as it is a bedroom community and nobody is employed or works in the neighbourhood. So they'll drive and as much of a fairy land you live in its not developer's or builders proactive to eliminate cars. Rather insulting that he assumed people are stupid to believe such a ridiculous comment.

Hopefully the city will fight this even to the tribunal.



Sent from my Bell Samsung device over Canada's largest network.

From: [REDACTED]
To: [Clark, Brad](#); [Van Rooi, James](#); Tracy.Tucker@ibigroup.com
Subject: Strong Objection to Proposed By-Law by St. Paul/Billy Green Schools
Date: Sunday, March 19, 2023 2:02:24 PM

March 19, 2023

Objection to File No. UHOPA-23-005 regarding the proposed By-Law to change the land use designation from “Institutional” to “Neighbourhoods” in Schedule “E-1” of the Urban Hamilton Official Plan and to change the land use designation from “Institutional” to “High Density Residential 1” in the West Mountain Area (Heritage Green) Secondary Plan.

Objection to File No. ZAC-23-006 regarding the rezoning of the subject lands from the Small Scale Institutional “IS” Zone to a modified Multiple Residential “RM3-XX” Zone

I strongly object to the above proposals for the following reasons:

1. **Unsatisfactory “Planning Justification Report” and “Urban Design Brief”**

The ‘Planning Justification Report’ is based extensively on the Provincial governments desire to increase the number of housing units.

This is only one consideration, and given the recent extensive expansion to the Urban boundary it should be near the bottom of the list of priorities to consider, especially when the new development is in the center of a mature, established community. There are so many opposing arguments that render this High-Density “urban” proposal completely unsatisfactory as it is in the middle of a Low-Density “suburban” community (neighbourhood character; Congestion; Traffic; Safety; Pollution; Infrastructure; Mental Health; etc). The High-Density rationale does not apply to our suburb as we are a commuter-based neighbourhood that relies heavily on the Redhill Expressway and Lincoln Alexander Parkway to commute to work.

Please see the attached Addendum for a long list of points that do not adhere to the:

- Planning Act
- Provincial Policy Statement 2020
- Urban Hamilton Official Plan
- Neighbourhoods Designation General Policies
- West Mountain Area Secondary Plan
- Zoning By-laws
- Registered Professional Planners responsibility re “local needs of the community”

Furthermore, the 'Urban Design Brief' states that "the south boundary is defined by residential single dwellings screened by a densely planted landscape buffer" which is not true at all. The trees on the SW corner of the development are tall enough to provide privacy to a 3 level townhouse. However the other 3 houses in Canfield Court that back on to the South side of the lot offer no privacy to any structure over 2 stories. Nor is there any privacy for the homes on Paramount drive from the street facing Apartments and Stacked Townhouses. The townhouses will be looking directly into the bedrooms on Canfield Court and both the apartments and townhouses will be looking directly into the living rooms on Paramount Drive. In time, these trees will one day die and/or be removed and then there would be absolutely no privacy for any of the existing residents mentioned above.

2. **High-Density zoning is completely unnecessary in this Community**

With the recent Urban Boundary expansion announced by the Provincial government there is absolutely no need to create a High Density development in a Low Density, mature neighbourhood. The High Density zoning does not fit with the existing character of the community, which is all Low Density. It is also in complete contradiction of section 3.3.1 which states that High Density housing is to be on the outskirts of the community, not on the interior which is exactly where it is being proposed.

3. **Recent Precedent for Ward 9 regarding zoning density**

Just 4 km away a new development was approved at 15 Ridgeview, which is in Ward 9 as is the proposed development at 1065 Paramount Drive. The property at 15 Ridgeview is 5 hectares and a total of 105 residential units (25 single family homes and 80 three-level townhouses) was submitted and approved. That is only 21 residential units per hectare of land.

Comparatively, the proposal for 1065 Paramount Drive is on a lot that is only 1.63 hectares but they are proposing 299 residential units. The proposed density is **187** residential units per hectare of land. The present by-law states a maximum 40 residents per hectare.

In regard to the 15 Ridgeview development, The Hamilton Spectator reported that Jeff Beattie (Stoney Creek councilor) said that the proposed development will be similar to the existing housing blocks that have already been built. In other words, they were very cognizant of the existing community and made every effort to ensure the new development fit in.

The closest elementary school to the 15 Ridgeview development is Eastdale which is 6 km away from it whereas the High-Density proposal for 1065 Paramount Drive is within meters of both

Billy Green and St. Paulelementary schools. The safety of children making their way to both schools cannot be measured, however it is painfully obvious that having a High Density development with upwards of 600 new cars in the area coming and going during morning and afternoon rush periods will only increase the risk of traffic accidents and injuries.

4. **Job Markets not easily accessible via public transit from this area**

The argument provided by the planner that there is public transit right on Paramount drive which will help newcomers commute to work and will reduce the number of residents owning vehicles is not valid for this community as it is basically a suburb to Hamilton. Anyone who lives and commutes in this area knows that a bus ride to most work areas is a very lengthy, time consuming journey. A bus to downtown Hamilton takes an hour easily. This community is not close to any major job markets, most people commute. In fact many new people entering the community are probably from out of town and will certainly be driving, creating more congestion and air pollution than is necessary. This High-Density plan is inappropriate for a suburb such as ours and lends itself more to downtown where residents do in fact walk, ride or take public transit to work.

5. **Traffic considerations to include the impact on the Red Hill Valley Expressway and the Lincoln Alexander Expressway**

The fact is there will be more traffic. Anyone who lives in this area knows that the Red Hill Valley Parkway and the Lincoln Alexander Parkway are already stop and go every morning and afternoon. We know that the planners comment "Traffic will take care of itself" is simply not true for this area as evidenced by years of backlog on the Redhill/Linc. Adding approximately 300 more cars to the morning and evening commute is definitely going to compound this problem and traffic will only get worse.

6. **Insufficient Parking**

The Planner's goal of not providing enough parking spots in the hopes of attracting residents without cars is not realistic for this community because as previously stated it is a suburb in which most people commute to and from work. Most residents in this area have at least 2 cars per household, townhouses included. This is because there are very few employers in the area and the vast majority of workers have to commute. Using the HSR is a last resort because it takes forever to get anywhere and the routes are extremely limited to and from this community. The proposal allows for 369 parking spaces for 299 units instead of 558 that is presently required in our by-laws. The over-flow of parking will obviously spill over to Billy Green's

parking lot; the strip plaza parking lot; and neighbourhood side streets. Parking on the side streets is already a daily drama so adding all these extra cars will only increase local residents' anxiety and create so much congestion that snow plows and traffic will be an ongoing problem. Also, there are an unacceptable number of Physically Challenged Parking spots of only 6 instead of 37 as required (1%). Again, this High-Density plan is inappropriate for a suburb such as ours and lends itself more to downtown where residents are more apt to not own cars and walk/ride/transit.

7. **No regard for the Character of our existing community or the mental health of existing residents**

This high-density proposal in no way considers the character or desires of the local community. There is nothing like this in all of Stoney Creek. To take the last plot of land in the center of a very mature neighbourhood and change the whole complexion of it is extremely disrespectful to the existing community. Absolutely no regard has been shown for the lifelong investment residents have made to live and retire here. Not to mention the **mental health issues** this is creating in our community. I know for a fact that there are a LOT of residents who are quite outraged about this. The stress and anxiety this is creating is completely unnecessary. *The fact that this is listed as a major consideration for both Registered Professional Planners and as a ByLaw consideration but is not being addressed is cause for great concern*

In conclusion, I respectfully ask the Planning Committee to reject this proposal in its entirety and start from scratch, with community involvement.

Thank you for your time and consideration.

Addendum to Objection Letter

6.1 Urban Design Brief

The height of these buildings provides a comfortable transition between higher building masses and the surrounding neighbourhood character

This is not true as the transition between a 3 storey **stacked** townhouse and a single family home is not a "comfortable" transition at all.

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Again, being a commuter-based community driving is essential. This proposal will **NOT** minimize the length and number of vehicle trips in this community.

Policy 1.8.1

The significant increase of vehicles in such a small area will increase air pollution. Also, this proposal is in a commuter's neighbourhood and will not reduce motor vehicle trips and congestion but increase them both.

7.4 Urban Hamilton Official Plan (UHOP)

Policy 2.4.1.4

Planning Comment:

It represents a form of intensification, which is compatible in terms of scale and built form with the surrounding neighbourhood, by placing the lower-density three-storey stacked townhouses on the southern portion of the subject lands, adjacent to the existing single detached dwellings along Canfield Court.

This is **NOT** true as the proposal is not compatible with the surrounding neighbourhood in the least. There is nothing in this neighbourhood that resembles this proposal at all. The skyline and character of the

neighbourhood will be ruined forever.

This proposal is not a compatible integration with the surrounding area!

Planning Comment:

It is not anticipated to adversely impact the existing transportation network

This is obviously not true. Any increase in traffic will adversely impact any area.

Planning Comment:

The proposed development will make more efficient use of the local road than existing conditions.

This too is not true as Paramount Drive is the only road in and out of the subdivision. Adding another 300 – 600 cars will definitely reduce its efficiency

Policy 2.4.2.2

Planning Comment:

The proposed development is a respectful form of residential intensification, as it will not result in shadowing, overlook, noise, lighting or traffic concerns. The layout will ensure compatibility with adjacent land uses,

Judging by the residents overwhelming outrage at the February 16 meeting this proposal is anything but 'respectful' with regard to both residents or compatibility. It is not compatible with adjacent land uses nor the height, massing or scale of nearby residential buildings (single family homes). The shadows created over Billy Green Elementary school will block out sunlight until mid-day. Furthermore, there are no 'amenity' provisions at all.

Policy 3.3.2.3: Urban design should foster a sense of community pride

Not one of the 7 principals listed below were satisfied:

- a) Respecting existing character – Not at all
- b) Consistent with locale and surrounding environment – Not at all
- c) Recognizing and protecting the cultural history - No
- d) Conserving and respecting the existing build heritage features - No
- e) Conserving, maintain, and enhancing the features of its communities - No

- f) Demonstrating sensitivity toward community identity– Not at all
- g) Contributing to the character and ambiance of the community - No

Planning Comments:

The proposed development respects the existing community character, by proposing a compatible building layout with appropriate provisions,

The proposed frontage along Paramount Drive contributes to the character of the streetscape, as the four stacked townhouse blocks will be aligned with the existing street to form a consistent street wall.

Neither of these statements are true. This proposal has totally disrespected our community and the stacked townhouses are not in alignment with the existing street. The style and height of single family homes and townhouses that are already on Paramount Drive would be aligned properly, not stacked townhouses and an 8 storey apartment building.

Policy 3.3.2.4: Quality Spaces

Planning Comment:

The siting of the stacked townhouse blocks and apartment building is logical and fits within the existing neighbourhood context

This is False as it does NOT fit within the existing neighbourhood context

Policy 3.3.2.6: New development and redevelopment should enhance the character of the existing environment

Not one of the 4 sub-sections were satisfied

This is False as it does NOT enhance the character of the existing environment. In reality it will become an eyesore and will deter from the character of the existing environment destroying the skyline of the entire neighbourhood.

Policy 3.3.2.8 Urban design should promote the reduction of greenhouse emissions, ability to adapt to the impacts of a changing climate now and in the future, and protect and enhance

the natural urban environment

This is false. Nothing in this proposal will reduce greenhouse emissions or protect/enhance the natural urban environment. Fewer residential units and more green space will protect and enhance the natural urban environment.

Policy 3.3.2.9 Urban design plays a significant role in the physical and mental health of our citizens.

Again, not one sub-section has been satisfied (high quality, safe streetscapes; no development of places for active and passive recreation; no variety of land uses; increased air, noise, and water pollution)

This may be the single biggest concern that is being overlooked. The mere proposal in itself has caused such intense stress and anxiety in the community. The **mental health** of our citizens is obviously not a concern of the developer but we as a society depend on our City officials/planners to act in our best interest. Presently the mental health of this community is on a steep decline and will get progressively worse with developments like this.

Policy 3.3.3.1

Planning Comment: As previously discussed, the proposed development has been designed to fit within the surrounding neighbourhoods, in terms of scale, and ensuring adequate privacy and sunlight to neighbouring properties. It will be compatible with the surrounding low-density context,

This is not true because in no way does this development fit within the surrounding neighbourhood.

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The proposed development will make more efficient use of the Collector Road, by increasing residential density on the subject lands, without hindering the current traffic flow.

This is false. More cars will undoubtedly hinder the current traffic flow. In fact, traffic flow will be at a stand--still in the morning and afternoon when school starts and ends.

Policy 5.3 Lake –Based Municipal Water and Wastewater Systems

Again, I have not seen any studies to support the claim that existing systems can accommodate a development of this size. I find it hard to

believe that 40+ years after planning a community that the existing infrastructure could accommodate another 299 units on such a small piece of land. Surely the planners never anticipated this happening that long ago.

Chapter E – Urban Systems and Designations

Subsection 2.6 Neighbourhoods

Scale Policy 2.6.7

Neighbourhoods shall generally be regarded as physically stable areas with each neighbourhood having a unique scale and character. Changes compatible with the existing character or function of the neighbourhood shall be permitted.

Planning Comment: The proposed development is compatible with the existing character of the neighbourhood, as a functional layout of differing typologies has been created to ensure that there are significant adverse impacts on any adjoining lands.

This is not true. It does NOT fit with the existing character of the neighbourhood and it will have a significant impact on adjoining lands, specifically residents of Canfield Court, Paramount Drive and both elementary schools.

Scale and Design - Policy 3.2.4

The existing character of established neighbourhoodsdesignated areas shall be maintained. Residential intensification within these areas shall enhance and be compatible with the scale and character of the existing residential neighbourhood.

This proposal does not satisfy this policy at all. In fact the complete opposite is true --- the existing character is NOT maintained and intensification is NOTcompatible with the existing residential

neighbourhood

Policy 3.3.1

Lower Density residential uses and building forms shall generally be located in the interiors of neighbourhood areas with higher density dwelling forms and supporting uses located on the periphery.

This proposal is for the exact opposite of 3.3.1. The proposed High-Density development is right in the middle of the Low-Density neighbourhood.

Policy 3.3.2

Development or redevelopment adjacent to areas of lower density shall ensure the height, massing, and arrangement of buildings and structures are compatible with existing and future uses in the surrounding area.

This proposed development is not at all compatible with the existing areas of lower density with regard to height, massing and arrangement of buildings.

Policy 3.6.1

High Density residential areas are characterized by multiple dwelling forms on the periphery of neighbourhoods.

Again, this high-density proposal is NOT on the periphery but right in the center of the mature, low density neighbourhood

Policy 3.6.8 d)

This item is also not adhered to as the proposal has inadequate parking, amenity features and is not compatible with existing residential heights. Furthermore it will cast shadows on Billy Green Elementary school for at least 50% of the school day.

Neighbourhoods Designation – High Density Residential Design Policy 3.6.8

Planning Comment: The proposed development is a respectful form of residential intensification, as it will not result in shadowing, or overlook concerns

This is not true! Residents on Canfield Court and Paramount Drive will

have residents in the Stacked Townhouses and apartment looking directly in their bedrooms and living rooms, respectively.

Appendix E Highlights the Significant short-comings of the proposal

Physically Challenged Parking Spots:	1% required =	
37	Proposed 6	
Minimum Number of Parking Spaces:	558	
required	Proposed 369	
Minimum Front Yard	7.5m required	Proposed 3.25m
Minimum Side Yard	6.0m required	Proposed 3.0m
Maximum Density	40 units/Ha	Proposed 187
Minimum Landscape Open Space	50%	Proposed 30%
RM3 Zone: Stacked townhouses	Notpermitted	

Policy 6.2.6

Planning Comment: While the Institutional Designation allows for low-density residential uses, an amendment is required for the proposed development as it does not allow high-density residential uses.

One of the main reasons everyone in this neighbourhood chose to live here is because it wasnot zoned high-density. Obviously the City Planners had a very good reason not to zone it High Density, mainly because it is a suburb. To suddenly decide after 40+ years that the zoning should be changed to high-density simply to accommodate a developer is outrageous and nothing short of criminal to the existing community.

If we wanted to live downtown or in Toronto we would have moved there.

9 School and City Recreation Facility and Outdoor Recreation/ Parks Issues Assessment

As noted throughout this report, the subject lands directly abut Billy Green Elementary School to the north and St. Paul Catholic Elementary School to the south-west. The development of the subject lands will be compatible with the surrounding institutional uses, as it does not create significant shadow impacts upon the schools

This is completely false. The 8 story apartment will completely block out any sunshine that Billy Green's kindergarten classrooms/playground presently enjoy. Furthermore, the apartments will be looking directly

into the classroom windows of Billy Green school all day long.

11 Planning Justification

Registered Professional Planners (“Planners”) have a responsibility to acknowledge the interrelated nature of planning decisions and the consequences for natural and human environments, and the broader public interest. The public interest reflects a balance between the local needs of the community with the interests of stakeholders. In order to determine whether the proposed development is within the public interest

Both the Councillor and the Planner stated that they have never had as many people at a public meeting in their entire careers as were present at the February 16, 2023 meeting. This in itself tells the whole story.

The unanimous outrage and opposition displayed at the meeting cannot be simply disregarded. If the above Professional Planners code of ethics is to be respected at all then based on this meeting alone the existing High-Density plan needs to be thrown out and a new Low-Density plan submitted, hopefully one that has community involvement and fits the character of the neighbourhood.

11.1 Environment

The proposed development will provide residential density in close proximity to commercial and institutional uses and allow residents to live, work and play within the same neighbourhood, thus being active transportation supportive

This is not true as very few residents work in this neighbourhood. There are no employers of any size near this community.

The proposed development will capitalize on the advantage and provide reduced parking ratios to encourage an increase in transit usage. Overall, by promoting transit and active transportation, it decreases the need for automobile travel and greenhouse gas emissions, which contributes to a higher energy consumption and declining air quality.

In reality, this High-Density development will accomplish the complete opposite of what is stated in section 11.1

Once again, this proposal is more fitting to downtown and not a suburb like 1065 Paramount Drive. Residents living here generally need a car. This might be the case in places like downtown where it is easy to ride a bike or take a bus to work. This concept is not applicable to a suburban community that depends on driving and having an adequate traffic infrastructure, which this proposal will certainly affect in an adverse manner.

12 Conclusions and Recommendations

I would argue that it does NOT maintain the intent of the Urban Hamilton Official Plan and West Mountain Area Secondary Plan. Sure it may satisfy one such factor, to build more units, but I'm certain the original intent was much more inclusive than that: Fitting in with the Character of the existing neighbourhood; Acceptance by the existing neighbourhood; not creating traffic and parking chaos in an existing neighbourhood; not creating buildings high enough to invade upon the privacy of existing residents.

I also highly doubt that the Former City of Stoney Creek Zoning By-Law would have intended a development such as this. In fact I would argue that the Former City Planners would have shut this down immediately. It definitely is NOT compatible with the surrounding build form. It definitely does not represent good planning that is in the public interest. It is only in the developers best interest, not the communities.

From: [REDACTED]
To: [Van Rooi, James](#)
Subject: Re: Strong Objection to Proposed By-Law by St. Paul/Billy Green Schools
Date: Monday, March 20, 2023 4:13:05 PM

Thank you very much for the response.

My mailing address is:

[REDACTED]

Sent from my iPhone

On Mar 20, 2023, at 9:08 AM, Van Rooi, James <James.VanRooi@hamilton.ca> wrote:

Good morning [REDACTED], thank you for your email.

This email is to confirm that your comments regarding planning applications UHOPA-23-005 & ZAC-23-006 have been received.

Your comments will be included and discussed in our staff report presented to the Planning Committee as part of the required public hearing. Please note, that at this time a public hearing has not been scheduled for Planning Committee. When we do have a Planning Committee date, you will be notified and will receive a copy of the staff report in advance.

I kindly request that you provide me with your mailing contact information so that I may forward future staff reports and information regarding this development.

Please note that your address and contact information remains confidential. It will not appear in any of the public documents.

Thank you.

James Van Rooi, *MCIP, RPP*
Senior Planner (Rural Team)

Development Planning,
Planning & Economic Development Department
City of Hamilton
71 Main Street West, 5th Floor

Hamilton ON L8P 4Y5
p. 905.546.2424 ext. 4283
f. 905.546.4202
e. James.VanRooi@hamilton.ca

From: [REDACTED]
Sent: Sunday, March 19, 2023 2:02 PM
To: Clark, Brad <Brad.Clark@hamilton.ca>; Van Rooi, James <James.VanRooi@hamilton.ca>; Tracy.Tucker@ibigroup.com
Subject: Strong Objection to Proposed By-Law by St. Paul/Billy Green Schools

March 19, 2023

Objection to File No. UHOPA-23-005 regarding the proposed By-Law to change the land use designation from “Institutional” to “Neighbourhoods” in Schedule “E-1” of the Urban Hamilton Official Plan and to change the land use designation from “Institutional” to “High Density Residential 1” in the West Mountain Area (Heritage Green) Secondary Plan.

Objection to File No. ZAC-23-006 regarding the rezoning of the subject lands from the Small Scale Institutional “IS” Zone to a modified Multiple Residential “RM3-XX” Zone

I strongly object to the above proposals for the following reasons:

1. **Unsatisfactory “Planning Justification Report” and “Urban Design Brief”**

The ‘Planning Justification Report’ is based extensively on the Provincial governments desire to increase the number of housing units.

This is only one consideration, and given the recent extensive expansion to the Urban boundary it should be near the bottom of the list of priorities to consider, especially when the new development is in the center of a mature, established community. There are so many opposing arguments that render this High-Density “urban” proposal completely unsatisfactory as it is in the middle of a Low-Density “suburban” community (neighbourhood character; Congestion; Traffic; Safety;

Pollution; Infrastructure; Mental Health; etc). The High-Density rationale does not apply to our suburb as we are a commuter-based neighbourhood that relies heavily on the Redhill Expressway and Lincoln Alexander Parkway to commute to work.

Please see the attached Addendum for a long list of points that do not adhere to the:

- Planning Act
- Provincial Policy Statement 2020
- Urban Hamilton Official Plan
- Neighbourhoods Designation General Policies
- West Mountain Area Secondary Plan
- Zoning By-laws
- Registered Professional Planners responsibility re “local needs of the community”

Furthermore, the ‘Urban Design Brief’ states that “the south boundary is defined by residential single dwellings screened by a densely planted landscape buffer” which is not true at all. The trees on the SW corner of the development are tall enough to provide privacy to a 3 level townhouse. However the other 3 houses in Canfield Court that back on to the South side of the lot offer no privacy to any structure over 2 stories. Nor is there any privacy for the homes on Paramount drive from the street facing Apartments and Stacked Townhouses. The townhouses will be looking directly into the bedrooms on Canfield Court and both the apartments and townhouses will be looking directly into the living rooms on Paramount Drive. In time, these trees will one day die and/or be removed and then there would be absolutely no privacy for any of the existing residents mentioned above.

2. **High-Density zoning is completely unnecessary in this Community**

With the recent Urban Boundary expansion announced by the Provincial government there is absolutely no need to create a High Density development in a Low Density, mature neighbourhood. The High Density zoning does not fit with the existing character of the community, which is all Low Density. It is also in complete contradiction of section 3.3.1 which states that High Density

housing is to be on the outskirts of the community, not on the interior which is exactly where it is being proposed.

3. **Recent Precedent for Ward 9 regarding zoning density**

Just 4 km away a new development was approved at 15 Ridgeview, which is in Ward 9 as is the proposed development at 1065 Paramount Drive. The property at 15 Ridgeview is 5 hectares and a total of 105 residential units (25 single family homes and 80 three-level townhouses) was submitted and approved. That is only 21 residential units per hectare of land.

Comparatively, the proposal for 1065 Paramount Drive is on a lot that is only 1.63 hectares but they are proposing 299 residential units. The proposed density is **187** residential units per hectare of land. The present by-law states a maximum 40 residents per hectare.

In regard to the 15 Ridgeview development, The Hamilton Spectator reported that Jeff Beattie (Stoney Creek councilor) said that the proposed development will be similar to the existing housing blocks that have already been built. In other words, they were very cognizant of the existing community and made every effort to ensure the new development fit in.

The closest elementary school to the 15 Ridgeview development is Eastdale which is 6 km away from it whereas the High-Density proposal for 1065 Paramount Drive is within meters of both Billy Green and St. Paulelementary schools. The safety of children making their way to both schools cannot be measured, however it is painfully obvious that having a High Density development with upwards of 600 new cars in the area coming and going during morning and afternoon rush periods will only increase the risk of traffic accidents and injuries.

4. **Job Markets not easily accessible via public transit from this area**

The argument provided by the planner that there is public transit right on Paramount drive which will help newcomers commute to work and will reduce the number of residents owning vehicles is not valid for this community as it is basically a suburb to Hamilton. Anyone who lives and commutes in this area knows that a bus ride to most work areas is a very lengthy, time consuming journey. A bus to downtown Hamilton takes an hour easily. This community is not close to any major job markets, most people commute. In fact many new people entering the community are probably from out of town and will certainly be driving, creating more congestion and air pollution than is necessary. This High-Density plan is inappropriate for a suburb such as ours and lends itself more to downtown where residents do in fact walk, ride or take public transit to work.

5. **Traffic considerations to include the impact on the Red Hill Valley Expressway and the Lincoln Alexander Expressway**

The fact is there will be more traffic. Anyone who lives in this area knows that the Red Hill Valley Parkway and the Lincoln Alexander Parkway are already stop and go every morning and afternoon. We know that the planners comment "Traffic will take care of itself" is simply not true for this area as evidenced by years of backlog on the Redhill/Linc. Adding approximately 300 more cars to the morning and evening commute is definitely going to compound this problem and traffic will only get worse.

6. **Insufficient Parking**

The Planner's goal of not providing enough parking spots in the hopes of attracting residents without cars is not realistic for this community because as previously stated it is a suburb in which most people commute to and from work. Most residents in this area have at least 2 cars per household, townhouses included. This is because there are very few employers in the area and the vast majority of workers have to commute. Using the HSR is a last resort because it takes forever to get anywhere and the routes are extremely limited to and from this community. The proposal allows for 369 parking spaces for 299 units instead of 558 that is presently

required in our by-laws. The over-flow of parking will obviously spill over to Billy Green's parking lot; the strip plaza parking lot; and neighbourhood side streets. Parking on the side streets is already a daily drama so adding all these extra cars will only increase local residents' anxiety and create so much congestion that snow plows and traffic will be an ongoing problem. Also, there are an unacceptable number of Physically Challenged Parking spots of only 6 instead of 37 as required (1%). Again, this High-Density plan is inappropriate for a suburb such as ours and lends itself more to downtown where residents are more apt to not own cars and walk/ride/transit.

7. **No regard for the Character of our existing community or the mental health of existing residents**

This high-density proposal in no way considers the character or desires of the local community. There is nothing like this in all of Stoney Creek. To take the last plot of land in the center of a very mature neighbourhood and change the whole complexion of it is extremely disrespectful to the existing community. Absolutely no regard has been shown for the lifelong investment residents have made to live and retire here. Not to mention the **mental health issues** this is creating in our community. I know for a fact that there are a LOT of residents who are quite outraged about this. The stress and anxiety this is creating is completely unnecessary. ***The fact that this is listed as a major consideration for both Registered Professional Planners and as a ByLaw consideration but is not being addressed is cause for great concern***

In conclusion, I respectfully ask the Planning Committee to reject this proposal in its entirety and start from scratch, with community involvement.

Thank you for your time and consideration.

Addendum to Objection Letter

6.1 Urban Design Brief

The height of these buildings provides a comfortable transition between higher building masses and the surrounding neighbourhood character

This is not true as the transition between a 3 storey **stacked** townhouse and a single family home is not a “comfortable” transition at all.

7.1 Planning Act

Planning Comment:

“The proposed layout will ensure compatibility with neighbouring land uses, by placing the lower-density three-storey stacked townhouses on the southern portion of the subject lands, adjacent to the existing single detached dwellings along Canfield Court”

This is not true as the proposal is completely incompatible with the existing community and especially the dwellings along Canfield Court and Paramount Drive.

7.2 Provincial Policy Statement

Policy 1.1.1 f)

This proposal does **NOT** improve accessibility for persons with disabilities and older persons because there are not nearly enough Physically Challenged Parking spots available (6 proposed 37 required)

Policy 1.1.2 is inadmissible as it is based on intensification targets “which shall be established through a **future** Amendment to the UHOP

Policy 1.1.3.4

Planning Comment:

The surrounding neighbourhood is comprised of primarily single detached residential dwellings and block townhouses. The abutting built form is predominantly single detached residential and open space/institutional, which makes the location of the proposed three-storey stacked townhouse units and eight-storey apartment building appropriate

This is not true either as it is extremely inappropriate to put these buildings in the center of a mature neighbourhood, which goes directly against section Policy number 3.3.1 which states that **high density development should be on the outskirts of a community**. Also, putting 3 storey “stacked” townhouses adjacent to single family homes is completely unacceptable.

Policy 1.4.3 b) 1.

This proposal does **NOT** meet the social, health, economic and well-being requirements of current and future residents! The property values will be greatly reduced for current residents; the Mental Health of current residents is already being adversely affected; an insufficient number of physically challenged parking spots will seriously impact future residents, especially as they are targeting seniors to retire there.

Policy 1.6.6

I have not seen any studies to support the claims that the existing sewage and water services can accommodate this proposal. From what I understand these studies have not yet been done.

Policy 1.6.7.4

Again, being a commuter-based community driving is essential. This proposal will **NOT** minimize the length and number of vehicle trips in this community.

Policy 1.8.1

The significant increase of vehicles in such a small area will increase air pollution. Also, this proposal is in a commuter's neighbourhood and will not reduce motor vehicle trips and congestion but increase them both.

7.4 Urban Hamilton Official Plan (UHOP)

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This proposal is not a compatible integration with the surrounding area!

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Policy 3.6.8 d)

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Neighbourhoods Designation – High Density Residential

Design Policy 3.6.8

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This is not true! Residents on Canfield Court and Paramount Drive will have residents in the Stacked Townhouses and apartment looking directly in their bedrooms and living rooms, respectively.

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Proposed 369

Minimum Front Yard: 7.5m required
Proposed 3.25m

Minimum Side Yard 6.0m required Proposed 3.0m

Maximum Density 40 units/Ha Proposed 187

Minimum Landscape Open Space 50% Proposed 30%

RM3 Zone: Stacked townhouses Not permitted

Policy 6.2.6

Planning Comment: While the Institutional Designation allows for low-density residential uses, an amendment is required for the proposed development as it does not allow high-density residential uses.

One of the main reasons everyone in this neighbourhood chose to live here is because it was not zoned high-density. Obviously the City Planners had a very good reason not to zone it High Density, mainly because it is a suburb. To suddenly decide after 40+ years that the zoning should be changed to high-density simply to accommodate a developer is outrageous and nothing short of criminal to the existing community.

If we wanted to live downtown or in Toronto we would have moved there.

9 School and City Recreation Facility and Outdoor Recreation/ Parks Issues Assessment

As noted throughout this report, the subject lands directly abut Billy Green Elementary School to the north and St. Paul Catholic Elementary School to the south-west. The development of the subject lands will be compatible with the surrounding institutional uses, as it does not create significant shadow impacts upon the schools

This is completely false. The 8 story apartment will completely block out any sunshine that Billy Green's

kindergarten classrooms/playground presently enjoy. Furthermore, the apartments will be looking directly into the classroom windows of Billy Green school all day long.

11 Planning Justification

Registered Professional Planners (“Planners”) have a responsibility to acknowledge the interrelated nature of planning decisions and the consequences for natural and human environments, and the broader public interest. The public interest reflects a balance between the local needs of the community with the interests of stakeholders. In order to determine whether the proposed development is within the public interest

Both the Councillor and the Planner stated that they have never had as many people at a public meeting in their entire careers as were present at the February 16, 2023 meeting. This in itself tells the whole story.

The unanimous outrage and opposition displayed at the meeting cannot be simply disregarded. If the above Professional Planners code of ethics is to be respected at all then based on this meeting alone the existing High-Density plan needs to be thrown out and a new Low-Density plan submitted, hopefully one that has community involvement and fits the character of the neighbourhood.

11.1 Environment

The proposed development will provide residential density in close proximity to commercial and institutional uses and allow residents to live, work and play within the same neighbourhood, thus being active transportation supportive

This is not true as very few residents work in this neighbourhood.

There are no employers of any size near this community.

The proposed development will capitalize on the advantage and provide reduced parking ratios to encourage an increase in transit usage. Overall, by promoting transit and active transportation, it decreases the need for automobile travel and greenhouse gas emissions, which contributes to a higher energy consumption and declining air quality.

In reality, this High-Density development will accomplish the complete opposite of what is stated in section 11.1

Once again, this proposal is more fitting to downtown and not a suburb like 1065 Paramount Drive. Residents living here generally need a car. This might be the case in places like downtown where it is easy to ride a bike or take a bus to work. This concept is not applicable to a suburban community that depends on driving and having an adequate traffic infrastructure, which this proposal will certainly affect in an adverse manner.

12 Conclusions and Recommendations

I would argue that it does NOT maintain the intent of the Urban Hamilton Official Plan and West Mountain Area Secondary Plan. Sure it may satisfy one such factor, to build more units, but I'm certain the original intent was much more inclusive than that: Fitting in with the Character of the existing neighbourhood; Acceptance by the existing neighbourhood; not creating traffic and parking chaos in an existing neighbourhood; not creating buildings high enough to invade upon the privacy of existing residents.

I also highly doubt that the Former City of Stoney Creek Zoning By-Law would have intended a development such as this. In fact I would argue that the Former City Planners would have shut this down immediately.

It definitely is NOT compatible with the surrounding build form.

It definitely does not represent good planning that is in the public interest. It is only in the developers best interest, not the communities.

From: [REDACTED]
To: [Clark, Brad](#); [Van Rooi, James](#); Tracy.Tucker@ibigroup.com; [Office of the Mayor](#)
Subject: SEE ATTACHED LETTER RE: PARAMOUNT DRIVE REZONING MUST BE STOPPED!
Date: Wednesday, March 1, 2023 10:07:21 AM
Attachments: [Zoning Objection.docx](#)

OUR CHILDRENS SAFETY IS ON THE LINE! WE MUST PROTECT OUR CHILDREN AND OUR COMMUNITY. THE DEVELOPER AND THE PLANNER SHOULD BE ASHAMED OF THEMSELVES FOR SACRIFICING HEALTH AND SAFETY FOR PROFITS.

From: [REDACTED]
To: doug.fordco@pc.ola.org; premier@ontario.ca; [Office of the Mayor](#); dan.muys@parl.gc.ca; kelli.aquino@pc.ola.org; kaarcher@hwdsb.ca; agrol@hwcdsb.ca; [Clark, Brad](#); [Ribaric, Robert](#); [Van Rooi, James](#); OLT.General.Inquiry@ontario.ca; [Mike Stone](#)
Cc: [ali](#)
Subject: STop The Re Zoning of PARAMOUNT DRIVE in Stoney Creek Request
Date: Wednesday, September 6, 2023 9:35:31 AM

Dear All

Please stop re zoning and building UGLY High Rise building in middle of two schools we so cherish .

Please stop RE zoning and giving in to developer demands and Greed to destro our Suburb neighborhood, by HIGH DENSITY Greed based developements.

Traffic would be adversely affected as the infrostructure can not support so many cars, and blowing up underground to make basement parking will affect foundatin of houses around.

BILLY GREEN , my daughter Precious school as well as neighbor St Paul Schools will be adversely affected by iNCREERASE in class zize from newcomers too.

Crime would increase and NLOISE level peacful environment of our area will be devastating.

NO GREEN SPACE is in their Concept drawing either .

Please stop destroyiong both out neighborhood and Green Belt without consulting our Municipicity.

We pay taxes to Hamilton Municipility and province, and we expect this to be stopped at al cost in 1065 Paramount Drive

Best Regards

[REDACTED]

From: [REDACTED]
To: [Office of the Mayor](#)
Subject: Re- Proposed Rezoning of 1065 Paramount Drive from Institutional to High Density
Date: Wednesday, August 16, 2023 9:25:47 PM

Dear Ms./Sir

In my opinion this will not work.

Building an 8-storey apartment building beside Billy Green School and 123, 3 and 4 story stacked town houses backing onto St. Pauls Cautholic school on less than 4 acres of land does not fit this low density neighborhood.

My main concern is the extra 1200 people and 800 plus cars that will create a huge safety issue with only 2 entrance/exits from the complex leading onto Paramount Drive. This is already a busy street with parents dropping off and picking up their children from school not to mention children crossing Paramount to go home. Speeding and non compliance with regards to Stop signs has always been an issue.

Needless to say this complex will also devalue all the properties within the subdivision. I am not against building homes on this property as long they remain in a low density zone.

In closing all I can say is this proposed development has no positive impact on our subdivision only negative and should not be approved.

[REDACTED]

From: [REDACTED]
To: [Clark, Brad](#); [Van Rooi, James](#); [Office of the Mayor](#); donna.skelly@pc.ola.org; dan.muys@parl.gc.ca; kaarcher@hwdsb.on.ca
Subject: Building on 1065 Paramount Drive
Date: Friday, June 30, 2023 2:23:56 PM
Attachments: [image.png](#)

Good afternoon,

I am very confused and VERY concerned about the plans for the empty lot on Paramount drive, currently zoned as institutional. The Catholic Church sold the property to a developer who wants to cram as many units as possible onto a postage size piece of property in a survey that has been established for close to 50 years that is sandwiched between TWO schools!

This raises the following issues,

- a) How many 8 storey/plus apartment buildings are there in Hamilton that are located within 25 feet of an Elementary School? NONE were found!!!
- b) Apparently not one school located within Toronto had an over 8 storey apartment building within 25 feet of a school.
- c) Is this even allowed under the Ontario Building Codes or are we changing all the rules now to accommodate our new housing crisis?????

Obviously, it's in the best interest of the developer to have this property rezoned to "high density" to allow him to go ahead with his design, but how is this a wise decision for this area with the TWO schools boarding the property.

It strikes me as odd that the rendering for such a development is pictured (below) with 4 lanes of traffic and a turning lane, surrounded by grass and trees, which is not even close to the actual area in question. If you haven't seen the area in question, come for a drive, especially when schools are in session.

YOU are the elected representatives, the people in a position to make this HIGH DENSITY rezoning STOP and force the developer to put the safety of the children first, keep the development in tune with the existing community. HIGH DENSITY has NO place here!

We have all heard the news about the requirements for housing, but at whose expense? The developers are the ones with the most to gain and the community suffers. This proposed development would be great for a NEW subdivision, but NOT HERE!

I implore you to please look at this matter with the same concern as EVERYONE in our neighbourhood. No one cares when it's not in their backyard, but there comes a time when you need to empathize with existing communities and how this affects them. It is not our fault there is a housing shortage!

[REDACTED]
40 year resident in the community



From: [Morton, Devon](#)
To: [REDACTED]
Cc: [Van Rooi, James](#)
Subject: RE: RE: Mikmada (Paramount) Inc. UHOPA-23-005 & ZAC-23-006
Date: Wednesday, September 27, 2023 9:07:39 AM
Attachments: [image001.png](#)
[image002.png](#)

Hi [REDACTED]

Thank you for your email.

This file is now under the carriage of James Van Rooi, Senior Planner (cc'd).

James, please see the request below.

Regards,

Devon M. Morton, MCIP, RPP (he/him/his)
Planner I – Site Plan
Heritage and Urban Design
Planning & Economic Development Department
City of Hamilton, 71 Main St. W., 4th Floor, L8P 4Y5
Ph: (905) 546 2424 ext. 1384
Email: Devon.Morton@hamilton.ca



Note: I am in training Monday, September 25, 2023, Tuesday, September 26, 2023 and Thursday, September 27, 2023. Response times may be delayed during this time.

From: [REDACTED]
Sent: Tuesday, September 26, 2023 9:53 PM
To: Morton, Devon <Devon.Morton@hamilton.ca>
Subject: Re: RE: Mikmada (Paramount) Inc. UHOPA-23-005 & ZAC-23-006

Kindly update my contact email to [REDACTED] with respect to the above project.

This email will be disabled. With thanks,

[REDACTED]

----- Original Message -----

From: Devon.Morton@hamilton.ca

To: [REDACTED]

Subject: RE: Mikmada (Paramount) Inc. UHOPA-23-005 & ZAC-23-006

Hi [REDACTED]

Thank you for your email and for providing formal comments on the application(s).

Your concerns have been noted and will be included in the staff report.

Staff have not formalized a recommendation to Planning Committee at this time but will consider all public input in making that recommendation.

Should you require anything further, please let me know.

Thank you,

Devon M. Morton, MCIP, RPP (he/him/his)

Planner II (Rural Team)

Development Planning

Planning & Economic Development Department

City of Hamilton, 71 Main St. W, 5th floor, L8P 4Y5

Ph: (905) 546-2424 ext. 1384

Email: Devon.Morton@hamilton.ca



From: [REDACTED]

Sent: Monday, January 23, 2023 8:14 PM

To: Morton, Devon <Devon.Morton@hamilton.ca>

Cc: Clark, Brad <Brad.Clark@hamilton.ca>; agrol@hwcdsb.ca; kaarcher@hwdsb.on.ca;

Office of the Mayor <OfficeoftheMayor@hamilton.ca>

Subject: Mikmada (Paramount) Inc. UHOPA-23-005 & ZAC-23-006

Hi Devon,

Please find attached, our concerns and opposition to the

above project - especially noting it's impact to St. Paul Catholic Elementary School and Billy Green and the surrounding neighbourhood.

Respectfully,

[Redacted signature line]

[Redacted signature line]

[Redacted signature line]

[Redacted signature line]

From: [Mike Stone](#)
To: [REDACTED]; [Van Rooi, James](#)
Subject: RE: 1065 Paramount Drive
Date: Monday, August 14, 2023 9:47:21 AM

Good morning [REDACTED]

Thank you for your email. In reviewing your comments I can advise that HCA does provide planning and technical review services to the City of Hamilton regarding some planning matters. The City circulates certain planning applications for proposed development to the HCA for our review and comment. HCA's review focuses on the identification of any natural hazard related matters.

In this particular case, the City did circulate the proposed zoning by-law amendment and official plan amendment applications to HCA earlier this year. In reviewing the proposal, HCA staff noted the property is not regulated by HCA and there are no natural hazards present. As such, HCA did not provide any comments on the applications to the City.

HCA does own property in the area (Felker's Falls) as you note, but does not have any policies that specifically restricts high density development adjacent to a conservation area.

I would also note that both Felker's Falls and Mt. Albion Falls are listed on the HCA website at the following link:

<https://conservationhamilton.ca/conservation-areas/passive-areas/>

If you have further questions please feel free to contact me at my office extension as noted below.

Kind regards,

**Mike Stone MA, MCIP, RPP | Manager, Watershed Planning Services | Hamilton
Conservation Authority**

838 Mineral Springs Road, P.O. Box 81067, Ancaster (Hamilton), Ontario L9G 4X1

T: 905.525.2181 ext. 133 | E: mike.stone@conservationhamilton.ca | W:

www.conservationhamilton.ca

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From: [REDACTED]
Sent: Friday, August 11, 2023 7:52 PM

To: James.VanRooi@hamilton.ca; Mike Stone <mike.stone@conservationhamilton.ca>
Subject: 1065 Paramount Drive

It has been brought to the community's attention when investigating guidelines that the HCA has in place prohibiting high density development so close to Felker's Falls and Bruce Trail that the HCA Planning committee(Mike Stone) has been working with yourself regarding a project re: development so close to Felker's Falls and Bruce Trail. Not sure what this project entails but does it have anything to do with changing the rules allowing proposed high density zone change. It now appears that Felker's falls and Mt Albion Falls are now no longer listed on the website as Conservation Areas. This is creating more questions regarding the proposed rezoning of the above address. Can you please explain to me what all this means.

[REDACTED]

[REDACTED]

From: [Mike Stone](#)
To: [Van Rooi, James](#)
Subject: FW: 1065 Paramount Drive
Date: Monday, August 14, 2023 9:40:57 AM

Hello James,

Sharing FYI.

I see another related email from last week which you were copied on as well. I will respond to that email with copy to you.

Mike

From: Mike Stone
Sent: Monday, August 14, 2023 9:38 AM
To: [REDACTED]
Subject: RE: 1065 Paramount Drive

Good morning [REDACTED]

Thank you for your email. In reviewing your comments I can advise that HCA does provide planning and technical review services to the City of Hamilton regarding some planning matters. The City circulates certain planning applications for proposed development to the HCA for our review and comment. HCA's review focuses on the identification of any natural hazard related matters.

In this particular case, the City did circulate the proposed zoning by-law amendment and official plan amendment applications to HCA earlier this year. In reviewing the proposal, HCA staff noted the property is not regulated by HCA and there are no natural hazards present. As such, HCA did not provide any comments on the applications to the City.

HCA does own property in the area (Felker's Falls) as you note, but does not have any policies that specifically restricts development with a certain distance of a conservation area.

If you have further questions please feel free to contact me at my office extension as noted below.

Kind regards,

**Mike Stone MA, MCIP, RPP | Manager, Watershed Planning Services | Hamilton
Conservation Authority**

838 Mineral Springs Road, P.O. Box 81067, Ancaster (Hamilton), Ontario L9G 4X1

T: 905.525.2181 ext. 133 | E: mike.stone@conservationhamilton.ca | W:

www.conservationhamilton.ca

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From: [REDACTED]
Sent: Friday, August 11, 2023 1:00 PM
To: Mike Stone <mike.stone@conservationhamilton.ca>
Subject: 1065 Paramount Drive
Importance: High

Good Afternoon Mr. Stone:

Contacting you as we have discovered that you have been working with James Van Rooi (City Planner) with regard to the development on 1065 Paramount Drive which 95% of this Community opposes.

We are not quite sure why you would be working with him on the proposed development? Wondering if the HCA is with the residents of Felkers Falls and Mount Albion Estates or are you working with the City to change the rules?

We are of the understanding that an apartment building cannot be built within a certain mileage of a conservation site, that being Felker's Falls and the Bruce Trail!!

Please contact me at your earliest time.

Kind regards,

[REDACTED]
[REDACTED]
[REDACTED]

February 28, 2023

To: Brad Clark Brad.Clark@hamilton.ca
James Van Rooi James.VanRooi@hamilton.ca
Tracy Tucker Tracy.Tucker@ibigroup.com

Objection to File No. UHOPA-23-005 regarding the proposed By-Law to change the land use designation from "Institutional" to "Neighbourhoods" in Schedule "E-1" of the Urban Hamilton Official Plan and to change the land use designation from "Institutional" to "High Density Residential 1" in the West Mountain Area (Heritage Green) Secondary Plan.

Objection to File No. ZAC-23-006 regarding the rezoning of the subject lands from the Small Scale Institutional "IS" Zone to a modified Multiple Residential "RM3-XX" Zone

I strongly object to the above proposals for the following reasons:

1. Unsatisfactory "Planning Justification Report" and "Urban Design Brief"

The 'Planning Justification Report' is based extensively on the Provincial governments desire to increase the number of housing units.

This is only one consideration, and given the recent extensive expansion to the Urban boundary it should be near the bottom of the list of priorities to consider, especially when the new development is in the center of a mature, established community. There are so many opposing arguments that render this High-Density "urban" proposal completely unsatisfactory as it is in the middle of a Low-Density "suburban" community (neighbourhood character; Congestion; Traffic; Safety; Pollution; Infrastructure; Mental Health; etc). The High-Density rationale does not apply to our suburb as we are a commuter-based neighbourhood that relies heavily on the Redhill Expressway and Lincoln Alexander Parkway to commute to work.

Please see the attached Addendum for a long list of points that do not adhere to the:

- Planning Act
- Provincial Policy Statement 2020
- Urban Hamilton Official Plan
- Neighbourhoods Designation General Policies
- West Mountain Area Secondary Plan
- Zoning By-laws
- Registered Professional Planners responsibility to "local needs of the community"

Furthermore, the 'Urban Design Brief' states that "the south boundary is defined by residential single dwellings screened by a densely planted landscape buffer" which is not true at all. The trees on the SW corner of the development are tall enough to provide privacy to a 3 level townhouse. However the other 3 houses in Canfield Court that back on to the South side of the lot offer no privacy to any structure over 2 stories. Nor is there any privacy for the homes on Paramount drive from the street facing Apartments and Stacked Townhouses. The townhouses will be looking directly into the bedrooms on Canfield Court and both the apartments and townhouses will be looking directly into the living rooms on Paramount Drive. In time, these trees will one day die and/or be removed and then there would be absolutely no privacy for any of the existing residents mentioned above.

2. High-Density zoning is completely unnecessary in this Community

With the recent Urban Boundary expansion announced by the Provincial government there is absolutely no need to create a High Density development in a Low Density, mature neighbourhood. The High Density zoning does not fit with the existing character of the community, which is all Low Density. It is also in complete contradiction of section 3.3.1 which states that High Density housing is to be on the outskirts of the community, not on the interior which is exactly where it is being proposed.

3. Recent Precedent for Ward 9 regarding zoning density

Just 4 km away a new development was approved at 15 Ridgeview, which is in Ward 9 as is the proposed development at 1065 Paramount Drive. The property at 15 Ridgeview is 5 hectares and a total of 105 residential units (25 single family homes and 80 three-level townhouses) was submitted and approved. That is only 21 residential units per hectare of land.

Comparatively, the proposal for 1065 Paramount Drive is on a lot that is only 1.63 hectares but they are proposing 299 residential units. **The proposed density is 187 residential units per hectare of land. The present by-law states a maximum 40 residents per hectare.**

In regard to the 15 Ridgeview development, The Hamilton Spectator reported that Jeff Beattie (Stoney Creek councilor) said that the proposed development will be similar to the existing housing blocks that have already been built. In other words, they were very cognizant of the existing community and made every effort to ensure the new development fit in.

The closest elementary school to the 15 Ridgeview development is Eastdale which is 6 km away from it whereas the High-Density proposal for 1065 Paramount Drive is within meters of both Billy Green and St. Paul elementary schools. The safety of children making their way to both schools cannot be measured, however it is painfully obvious that having a High Density development with upwards of 600 new cars in the area coming and going during morning and afternoon rush periods will only increase the risk of traffic accidents and injuries.

4. Job Markets not easily accessible via public transit from this area

The argument provided by the planner that there is public transit right on Paramount drive which will help newcomers commute to work and will reduce the number of residents owning vehicles is not valid for this community as it is basically a suburb to Hamilton. Anyone who lives and commutes in this area knows that a bus ride to most work areas is a very lengthy, time consuming journey. A bus to downtown Hamilton takes an hour easily. This community is not close to any major job markets, most people commute. In fact many new people entering the community are probably from out of town and will certainly be driving, creating more congestion and air pollution than is necessary. This High-Density plan is inappropriate for a suburb such as ours and lends itself more to downtown where residents do in fact walk, ride or take public transit to work.

5. Traffic considerations to include the impact on the Red Hill Valley Expressway and the Lincoln Alexander Expressway

The fact is there will be more traffic. Anyone who lives in this area knows that the Red Hill Valley Parkway and the Lincoln Alexander Parkway are already stop and go every morning and afternoon. We know that the planners comment "Traffic will take care of itself" is simply not true for this area as evidenced by years of backlog on the Redhill/Linc. Adding approximately 300 more cars to the morning and evening commute is definitely going to compound this problem and traffic will only get worse.

6. Insufficient Parking

The Planner's goal of not providing enough parking spots in the hopes of attracting residents without cars is not realistic for this community because as previously stated it is a suburb in which most people commute to and from work. Most residents in this area have at least 2 cars per household, townhouses included. This is because there are very few employers in the area and the vast majority of workers have to commute. Using the HSR is a last resort because it takes forever to get anywhere and the routes

are extremely limited to and from this community. The proposal allows for 369 parking spaces for 299 units instead of 558 that is presently required in our by-laws. The overflow of parking will obviously spill over to Billy Green's parking lot; the strip plaza parking lot; and neighbourhood side streets. Parking on the side streets is already a daily drama so adding all these extra cars will only increase local residents' anxiety and create so much congestion that snow plows and traffic will be an ongoing problem. Also, there are an unacceptable number of Physically Challenged Parking spots of only 6 instead of 37 as required (1%). Again, this High-Density plan is inappropriate for a suburb such as ours and lends itself more to downtown where residents are more apt to not own cars and walk/ride/transit.

7. No regard for the Character of our existing community or the mental health of existing residents

This high-density proposal in no way considers the character or desires of the local community. There is nothing like this in all of Stoney Creek. To take the last plot of land in the center of a very mature neighbourhood and change the whole complexion of it is extremely disrespectful to the existing community. Absolutely no regard has been shown for the lifelong investment residents have made to live and retire here. Not to mention the **mental health issues** this is creating in our community. My wife and I haven't had a full night's sleep since we received the notice of this development in early January. I know for a fact that there are a LOT of other residents who are even more vocal and outraged than us. ***The fact that this is listed as a major consideration for both Registered Professional Planners and as a ByLaw consideration but is not being addressed is cause for great concern***

In conclusion, I respectfully ask the Planning Committee to reject this proposal in its entirety and start from scratch, with community involvement. I know there a lot of residents who want it left Institutional.

What we really need in this community is a daycare center. There are other groups who want only single family homes. The one thing I do know is that the entire community is unanimously against this proposal. The views of this community should be a top priority when a proposal of this significance is introduced to such a mature, established neighbourhood.

Thank you for your time and consideration.

████████████████████

████████████████

Addendum to Objection Letter

6.1 Urban Design Brief

The height of these buildings provides a comfortable transition between higher building masses and the surrounding neighbourhood character

This is not true as the transition between a 3 storey **stacked** townhouse and a single family home is not a “comfortable” transition at all.

7.1 Planning Act

Planning Comment:

“The proposed layout will ensure compatibility with neighbouring land uses, by placing the lower-density three-storey stacked townhouses on the southern portion of the subject lands, adjacent to the existing single detached dwellings along Canfield Court”

This is not true as the proposal is completely incompatible with the existing community and especially the dwellings along Canfield Court and Paramount Drive.

7.2 Provincial Policy Statement

Policy 1.1.1 f)

This proposal does **NOT** improve accessibility for persons with disabilities and older persons because there are not nearly enough Physically Challenged Parking spots available (6 proposed 37 required)

Policy 1.1.2 is inadmissible as it is based on intensification targets “which shall be established through a **future** Amendment to the UHOP

Policy 1.1.3.4

Planning Comment:

The surrounding neighbourhood is comprised of primarily single detached residential dwellings and block townhouses. The abutting built form is predominantly single detached residential and open space/institutional, which makes the location of the proposed three-storey stacked townhouse units and eight-storey apartment building appropriate

This is not true either as it is extremely inappropriate to put these buildings in the center of a mature neighbourhood, which goes directly against section Policy number 3.3.1 which states that **high density development should be on the outskirts of a community**. Also, putting 3 storey “stacked” townhouses adjacent to single family homes is completely unacceptable.

Policy 1.4.3 b) 1.

This proposal does **NOT** meet the social, health, economic and well-being requirements of current and future residents! The property values will be greatly reduced for current residents; the Mental Health of current residents is already being adversely affected; an insufficient number of physically challenged parking spots will seriously impact future residents, especially as they are targeting seniors to retire there.

Policy 1.6.6

I have not seen any studies to support the claims that the existing sewage and water services can accommodate this proposal. From what I understand these studies have not yet been done.

Policy 1.6.7.4

Again, being a commuter-based community driving is essential. This proposal will **NOT** minimize the length and number of vehicle trips in this community.

Policy 1.8.1

The significant increase of vehicles in such a small area will increase air pollution. Also, this proposal is in a commuter’s neighbourhood and will not reduce motor vehicle trips and congestion but increase them both.

7.4 Urban Hamilton Official Plan (UHOP)

Policy 2.4.1.4

Planning Comment:

It represents a form of intensification, which is compatible in terms of scale and built form with the surrounding neighbourhood, by placing the lower-density three-storey stacked townhouses on the southern portion of the subject lands, adjacent to the existing single detached dwellings along Canfield Court.

This is **NOT** true as the proposal is not compatible with the surrounding neighbourhood in the least. There is nothing in this neighbourhood that resembles this proposal at all. The skyline and character of the neighbourhood will be ruined forever.

This proposal is not a compatible integration with the surrounding area!

Planning Comment:

It is not anticipated to adversely impact the existing transportation network

This is obviously not true. Any increase in traffic will adversely impact any area.

Planning Comment:

The proposed development will make more efficient use of the local road than existing conditions.

This too is not true as Paramount Drive is the only road in and out of the subdivision. Adding another 300 – 600 cars will definitely reduce its efficiency

Policy 2.4.2.2

Planning Comment:

The proposed development is a respectful form of residential intensification, as it will not result in shadowing, overlook, noise, lighting or traffic concerns. The layout will ensure compatibility with adjacent land uses,

Judging by the residents overwhelming outrage at the February 16 meeting this proposal is anything but 'respectful' with regard to both residents or compatibility. It is not compatible with adjacent land uses nor the height, massing or scale of nearby residential buildings (single family homes). The shadows created over Billy Green Elementary school will block out sunlight until mid-day. Furthermore, there are no 'amenity' provisions at all.

Policy 3.3.2.3: Urban design should foster a sense of community pride

Not one of the 7 principals listed below were satisfied:

- a) Respecting existing character – Not at all
- b) Consistent with locale and surrounding environment – Not at all
- c) Recognizing and protecting the cultural history - No
- d) Conserving and respecting the existing build heritage features - No
- e) Conserving, maintain, and enhancing the features of its communities - No
- f) Demonstrating sensitivity toward community identity – Not at all
- g) Contributing to the character and ambiance of the community - No

Planning Comments:

The proposed development respects the existing community character, by proposing a compatible building layout with appropriate provisions,

The proposed frontage along Paramount Drive contributes to the character of the streetscape, as the four stacked townhouse blocks will be aligned with the existing street to form a consistent street wall.

Neither of these statements are true. This proposal has totally disrespected our community and the stacked townhouses are not in alignment with the existing street. The style and height of single family homes and townhouses that are already on Paramount Drive would be aligned properly, not stacked townhouses and an 8 storey apartment building.

Policy 3.3.2.4: Quality Spaces

Planning Comment:

The siting of the stacked townhouse blocks and apartment building is logical and fits within the existing neighbourhood context

This is False as it does NOT fit within the existing neighbourhood context

Policy 3.3.2.6: New development and redevelopment should enhance the character of the existing environment

Not one of the 4 sub-sections were satisfied

This is False as it does NOT enhance the character of the existing environment. In reality it will become an eyesore and will deter from the character of the existing environment destroying the skyline of the entire neighbourhood.

Policy 3.3.2.8 Urban design should promote the reduction of greenhouse emissions, ability to adapt to the impacts of a changing climate now and in the future, and protect and enhance the natural urban environment

This is false. Nothing in this proposal will reduce greenhouse emissions or protect/enhance the natural urban environment. Fewer residential units and more green space will protect and enhance the natural urban environment.

Policy 3.3.2.9 Urban design plays a significant role in the physical and mental health of our citizens.

Again, not one sub-section has been satisfied (high quality, safe streetscapes; no development of places for active and passive recreation; no variety of land uses; increased air, noise, and water pollution)

This may be the single biggest concern that is being overlooked. The mere proposal in itself has caused such intense stress and anxiety in the community. The **mental health** of our citizens is obviously not a concern of the developer but we as a society depend on our City officials/planners to act in our best interest. Presently the mental health of this community is on a steep decline and will get progressively worse with developments like this.

Policy 3.3.3.1

Planning Comment: As previously discussed, the proposed development has been designed to fit within the surrounding neighbourhoods, in terms of scale, and ensuring adequate privacy and sunlight to neighbouring properties. It will be compatible with the surrounding low-density context,

This is not true because in no way does this development fit within the surrounding neighbourhood.

Policy 4.5.8.4

The proposed development will make more efficient use of the Collector Road, by increasing residential density on the subject lands, without hindering the current traffic flow.

This is false. More cars will undoubtedly hinder the current traffic flow. In fact, traffic flow will be at a stand--still in the morning and afternoon when school starts and ends.

Policy 5.3 Lake –Based Municipal Water and Wastewater Systems

Again, I have not seen any studies to support the claim that existing systems can accommodate a development of this size. I find it hard to believe that 40+ years after planning a community that the existing infrastructure could accommodate another 299 units on such a small piece of land. Surely the planners never anticipated this happening that long ago.

Chapter E – Urban Systems and Designations

Subsection 2.6 Neighbourhoods

Scale Policy 2.6.7

Neighbourhoods shall generally be regarded as physically stable areas with each neighbourhood having a unique scale and character. Changes compatible with the existing character or function of the neighbourhood shall be permitted.

Planning Comment: The proposed development is compatible with the existing character of the neighbourhood, as a functional layout of differing typologies has been created to ensure that there are significant adverse impacts on any adjoining lands.

This is not true. It does NOT fit with the existing character of the neighbourhood and it will have a significant impact on adjoining lands, specifically residents of Canfield Court, Paramount Drive and both elementary schools.

Scale and Design - Policy 3.2.4

The existing character of established neighbourhoods designated areas shall be maintained. Residential intensification within these areas shall enhance and be compatible with the scale and character of the existing residential neighbourhood.

This proposal does not satisfy this policy at all. In fact the complete opposite is true --- the existing character is NOT maintained and intensification is NOT compatible with the existing residential neighbourhood

Policy 3.3.1

Lower Density residential uses and building forms shall generally be located in the interiors of neighbourhood areas with higher density dwelling forms and supporting uses located on the periphery.

This proposal is for the exact opposite of 3.3.1. The proposed High-Density development is right in the middle of the Low-Density neighbourhood.

Policy 3.3.2

Development or redevelopment adjacent to areas of lower density shall ensure the height, massing, and arrangement of buildings and structures are compatible with existing and future uses in the surrounding area.

This proposed development is not at all compatible with the existing areas of lower density with regard to height, massing and arrangement of buildings.

Policy 3.6.1

High Density residential areas are characterized by multiple dwelling forms on the periphery of neighbourhoods.

Again, this high-density proposal is NOT on the periphery but right in the center of the mature, low density neighbourhood

Policy 3.6.8 d)

This item is also not adhered to as the proposal has inadequate parking, amenity features and is not compatible with existing residential heights. Furthermore it will cast shadows on Billy Green Elementary school for at least 50% of the school day.

Neighbourhoods Designation – High Density Residential
DesignPolicy 3.6.8

Planning Comment: The proposed development is a respectful form of residential intensification, as it will not result in shadowing, or overlook concerns

This is not true! Residents on Canfield Court and Paramount Drive will have residents in the Stacked Townhouses and apartment looking directly in their bedrooms and living rooms, respectively.

Appendix E Highlights the Significant short-comings of the proposal

Physically Challenged Parking Spots:	1% required = 37	Proposed 6
Minimum Number of Parking Spaces:	558 required	Proposed 369
Minimum Front Yard	7.5m required	Proposed 3.25m
Minimum Side Yard	6.0m required	Proposed 3.0m
Maximum Density	40 units/Ha	Proposed 187
Minimum Landscape Open Space	50%	Proposed 30%

RM3 Zone: Stacked townhouses Not permitted

Policy 6.2.6

Planning Comment: While the Institutional Designation allows for low-density residential uses, an amendment is required for the proposed development as it does not allow high-density residential uses.

One of the main reasons everyone in this neighbourhood chose to live here is because it was not zoned high-density. Obviously the City Planners had a very good reason not to zone it High Density, mainly because it is a suburb. To suddenly decide after 40+ years that the zoning should be changed to high-density simply to accommodate a developer is outrageous and nothing short of criminal to the existing community.

If we wanted to live downtown or in Toronto we would have moved there.

9 School and City Recreation Facility and Outdoor Recreation/ Parks Issues Assessment

As noted throughout this report, the subject lands directly abut Billy Green Elementary School to the north and St. Paul Catholic Elementary School to the south-west. The development of the subject lands will be compatible with the surrounding institutional uses, as it does not create significant shadow impacts upon the schools

This is completely false. The 8 story apartment will completely block out any sunshine that Billy Green's kindergarten classrooms/playground presently enjoy. Furthermore, the apartments will be looking directly into the classroom windows of Billy Green school all day long.

11 Planning Justification

Registered Professional Planners ("Planners") have a responsibility to acknowledge the interrelated nature of planning decisions and the consequences for natural and human environments, and the broader public interest. The public interest reflects a balance between the local needs of the community with the interests of stakeholders. In order to determine whether the proposed development is within the public interest

Both the Councillor and the Planner stated that they have never had as many people at a public meeting in their entire careers as were present at the February 16, 2023 meeting. This in itself tells the whole story.

The unanimous outrage and opposition displayed at the meeting cannot be simply disregarded. If the above Professional Planners code of ethics is to be respected at all then based on this meeting alone the existing High-Density plan needs to be thrown out and a new Low-Density plan submitted, hopefully one that has community involvement and fits the character of the neighbourhood.

11.1 Environment

The proposed development will provide residential density in close proximity to commercial and institutional uses and allow residents to live, work and play within the same neighbourhood, thus being active transportation supportive

This is not true as very few residents work in this neighbourhood. There are no employers of any size near this community.

The proposed development will capitalize on the advantage and provide reduced parking ratios to encourage an increase in transit usage. Overall, by promoting transit and active transportation, it decreases the need for automobile travel and greenhouse gas emissions, which contributes to a higher energy consumption and declining air quality.

In reality, this High-Density development will accomplish the complete opposite of what is stated in section 11.1

Once again, this proposal is more fitting to downtown and not a suburb like 1065 Paramount Drive. Residents living here generally need a car. This might be the case in places like downtown where it is easy to ride a bike or take a bus to work. This concept is not applicable to a suburban community that depends on driving and having an adequate traffic infrastructure, which this proposal will certainly affect in an adverse manner.

12 Conclusions and Recommendations

I would argue that it does NOT maintain the intent of the Urban Hamilton Official Plan and West Mountain Area Secondary Plan. Sure it may satisfy one such factor, to build more units, but I'm certain the original intent was much more inclusive than that: Fitting in with the Character of the existing neighbourhood; Acceptance by the existing neighbourhood; not creating traffic and parking chaos in an existing neighbourhood; not creating buildings high enough to invade upon the privacy of existing residents.

I also highly doubt that the Former City of Stoney Creek Zoning By-Law would have intended a development such as this. In fact I would argue that the Former City Planners would have shut this down immediately.

It definitely is NOT compatible with the surrounding build form.

It definitely does not represent good planning that is in the public interest. It is only in the developers best interest, not the communities.

From: [Dal Bello, Rino](#)
To: [Van Rooi, James](#)
Cc: [Skidmore, Spencer](#); [Fabac, Anita](#)
Subject: FW: Proposed Development at 1065 Paramount Drive in Stoney Creek
Date: Tuesday, July 11, 2023 3:21:58 PM
Attachments: [Second Public Meeting 27Jun2023.pdf](#)
[Letter of Objection.pdf](#)

Jimmy

Please find attached residents comments on the noted file. Please place this in the file.

Rino

From: [REDACTED]
Sent: Tuesday, July 11, 2023 2:29 PM
To: Robichaud, Steve <Steve.Robichaud@hamilton.ca>; Fabac, Anita <Anita.Fabac@hamilton.ca>; Dal Bello, Rino <Rino.DalBello@hamilton.ca>; olt.general.inquiry@ontario.ca
Subject: Fwd: Proposed Development at 1065 Paramount Drive in Stoney Creek

Hello,

This is regarding a proposed development at 1065 Paramount Drive by Mikmada (Paramount) Inc.

Our community is overwhelmingly opposed to the rezoning to High-Density as ours is a suburb and not an urban center for which this plan was designed.

File no. UHOPA-23-005 and File no. ZAC-23-006

Attached is a summary of our most recent community meeting with the developer's planner along with my initial objection back in February 2023.

Please let me know that you have received this and if there is anything more that you need from me.

Thank you,

[REDACTED]
[REDACTED]

From: [REDACTED]
To: [Clark, Brad: donna.skelly@pc.ola.org](mailto:Clark,Brad@donna.skelly@pc.ola.org); Dan.Muys@parl.gc.ca; [Office of the Mayor](#); [Van Rooi, James](#); [Agro, Louis](#); [Kathy Archer \[Trustee\]](#)
Subject: Fwd: Proposed Development at 1065 Paramount Drive in Stoney Creek
Date: Thursday, June 29, 2023 11:13:25 AM
Attachments: [Second Public Meeting 27Jun2023.pdf](#)
[Letter of Objection.pdf](#)

Just an update to my previous email regarding the proposed development at 1065 Paramount Drive.

John Ariens of the IBI Group was quite adamant that the traffic & wind studies were all done and that we were more than welcome to have them the day following the meeting. In fact he practically chastised some in our community for even asking why we didn't have them before the meeting. Instead of receiving the studies the following day I received this email the day after the meeting from the IBI Group:

You are receiving this email in response to your request to review the application materials.

As Mr. Ariens had advised at the Open House, that the Wind Study and Transportation Studies have been completed however, more refinements to the concept plan are being completed and the studies will now have to be updated to reflect the most up to date concept plan and building massing. Therefore, once the concept plan and studies have been coordinated, we will be happy to distribute them to you through this mailing list. In the meantime, we have attached the presentation from last night so that you can review the information provided to you in more detail.

Please stay tuned for our update regarding this application.

Carmen Jandu

It's really quite hard to believe that that much can change overnight.

Regards,

[REDACTED]

----- Forwarded message -----

From: [REDACTED]
Date: Wed, Jun 28, 2023 at 2:48 PM
Subject: Proposed Development at 1065 Paramount Drive in Stoney Creek
To: Clark, Brad <Brad.Clark@hamilton.ca>, <Dan.Muys@parl.gc.ca>, <donna.skelly@pc.ola.org>, Van Rooi, James <james.vanrooi@hamilton.ca>, Agro, Louis <AgroL@hwcdsb.ca>, Kathy Archer [Trustee] <KAArcher@hwdsb.on.ca>

Hello,

Attached is a summary of last night's meeting regarding this development along with my initial objection back in February in case you don't have it.

Please let me know that you have received this and if there is anything more that you need from me.

Thank you,

A large black rectangular redaction box covering the signature area.

From: [REDACTED]
To: doug.fordco@pc.ola.org; premier@ontario.ca; [Office of the Mayor](#); dan.muys@parl.gc.ca; [MacLean, Grant](#); [Kathy Archer \[Trustee\]](#); [Agro, Louis](#); [Clark, Brad](#); Rob.Ribaric@hamilton.ca; [Van Rooi, James](#); OLT.General.Inquiry@ontario.ca; [Robichaud, Steve](#); [Fabac, Anita](#); [Dal Bello, Rino](#)
Subject: Online Petition against Proposed Development at 1065 Paramount Drive, Stoney Creek
Date: Wednesday, September 20, 2023 9:56:30 AM

Please take a minute to review the petition our community has started to prevent the proposed High-Density development at 1065 Paramount Drive in Stoney Creek. It is an absurd proposal given that it is in the middle of a low-density, very mature neighbourhood that is adjacent to two elementary schools and across the street from a daycare facility. Our community is a suburb that does not lend itself to urban planning and will only create safety and transportation concerns for our area. The Red Hill Parkway, Lincoln Alexander, Mud street and Centennial Street are already severely overwhelmed and adding another 800 - 1000 cars to an area just under 4 acres in the middle of this community will definitely create serious safety concerns.

<https://chng.it/Orh5ytpPC2>

Thank you very much for your time and consideration.

[REDACTED]

From: [REDACTED]
To: [Office of the Mayor](#)
Subject: Re-Proposed Rezoning of 1065 Paramount Drive Stoney Creek from Institutional to High Density
Date: Saturday, August 26, 2023 10:11:18 PM

Dear Sir/Ms.

I am voicing my opposition to changing the zoning from institutional to high density that would include an 8-storey condo/apartment building beside Billy Green Public Elementary School and 123, 3 and 4-storey stacked townhouses backing onto St. Paul Elementary School on less than 4 acres of land.

(approximately 304 new residences and an extra 600 or more cars).

No where in the city of Hamilton or Toronto is there an apartment building beside a school.

These are my concerns

1. **Safety for the Children.** This is already a busy street with parents dropping off and picking up their children from school not to mention children crossing Paramount to go home. Speeding and non compliance with regards to Stop signs has always been an issue throughout the survey.
2. **Traffic.** The majority of people living in the community commute to work taking either the Lincoln Alexander Parkway or the Redhill Valley Expressway. These roads are already plugged in the morning and afternoon with commuters. Getting out and into the survey will add extra time to the commute. There a very few amenities nearby thus requiring residents, especially seniors, to drive their cars.
3. **Parking.** Most families have 2 cars. Where will they park? It's my understanding that the townhomes with garages will have them below their house with no driveway.
4. **School Accommodation.** Both schools have portable classrooms. More will be needed to meet the needs of the children.

In closing I do not oppose a development on this parcel of land as I realize more living accommodations are needed throughout the city. I think this can be accomplished by providing low density townhomes that reflect the character of the neighbourhood.



From: [REDACTED]
Subject: Re: Re-Proposed Rezoning of 1065 Paramount Drive Stoney Creek from Institutional to High Density
Date: Monday, August 28, 2023 2:58:54 PM

Thank you for responding to my email. My address is

[REDACTED]

Sincerely

[REDACTED]

Sent from my iPhone

On Aug 28, 2023, at 10:09 AM, Van Rooi, James
<James.VanRooi@hamilton.ca> wrote:

Good morning Joanne, thank you for providing these comments regarding applications ZAC-23-006 and UHOPA-23-005 (1065 Paramount Drive).

Your comments will be included and discussed in our staff report presented to the Planning Committee as part of the required public hearing. Please note, that at this time a public hearing has not been scheduled for Planning Committee. When we do have a Planning Committee date, you will be notified and will receive a copy of the staff report in advance.

Please note I will be forwarding your concerns to the applicant for their information with your personal information removed.

I kindly request that you provide me your mailing address so that I may forward future staff reports and information regarding this development.

Thank you.

James Van Rooi, *MCIP, RPP*
Senior Planner (Rural Team)

Development Planning,
Planning & Economic Development Department
City of Hamilton
71 Main Street West, 5th Floor
Hamilton ON L8P 4Y5
p. 905.546.2424 ext. 4283

f. 905.546.4202
e. James.VanRooi@hamilton.ca

From: [REDACTED]
Sent: Saturday, August 26, 2023 10:11 PM
To: Office of the Mayor <Officeofthe.Mayor@hamilton.ca>
Subject: Re-Proposed Rezoning of 1065 Paramount Drive Stoney Creek from Institutional to High Density

Dear Sir/Ms.

I am voicing my opposition to changing the zoning from institutional to high density that would include an 8-storey condo/apartment building beside Billy Green Public Elementary School and 123, 3 and 4-storey stacked townhouses backing onto St. Paul Elementary School on less than 4 acres of land. (approximately 304 new residences and an extra 600 or more cars).

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3. **Parking.** Most families have 2 cars. Where will they park? It's my understanding that the townhomes with garages will have

them below their house with no driveway.

4. **School Accommodation.** Both schools have portable classrooms. More will be needed to meet the needs of the children.

In closing I do not oppose a development on this parcel of land as I realize more living accommodations are needed throughout the city. I think this can be accomplished by providing low density townhomes that reflect the character of the neighbourhood.



- 6.

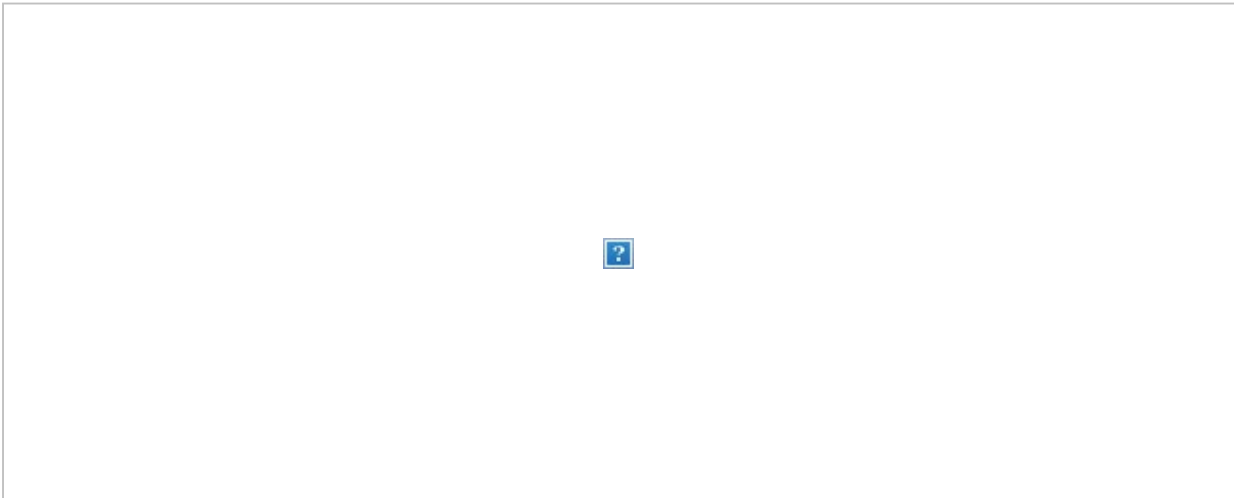
From: [REDACTED]
To: [Van Rooi, James](mailto:Van.Rooi.James@ibigroup.com); john.ariens@ibigroup.com; [Clark, Brad](mailto:Clark.Brad@hamilton.ca)
Cc: [Robichaud, Steve](mailto:Robichaud.Steve@hamilton.ca); [Fabac, Anita](mailto:Fabac.Anita@hamilton.ca); [Dal Bello, Rino](mailto:DalBello.Rino@hamilton.ca); [Ribaric, Robert](mailto:Ribaric.Robert@hamilton.ca)
Subject: RE: Question re: the Development within 25 feet of Billy Green School
Date: Friday, June 30, 2023 7:37:54 PM
Attachments: [image002.jpg](#)

Thank you. Please will you add this to the file as well. Thanks Laurie

From: Van Rooi, James [mailto:James.VanRooi@hamilton.ca]
Sent: June 30, 2023 2:44 PM
To [REDACTED] john.ariens@ibigroup.com; Clark, Brad <Brad.Clark@hamilton.ca>
Cc: Robichaud, Steve <Steve.Robichaud@hamilton.ca>; Fabac, Anita <Anita.Fabac@hamilton.ca>; Dal Bello, Rino <Rino.DalBello@hamilton.ca>; Ribaric, Robert <Robert.Ribaric@hamilton.ca>
Subject: RE: Question re: the Development within 25 feet of Billy Green School

Thanks [REDACTED], the distance measured from building face to building face is roughly 33.1 metres according to our GIS system.

See below.



Thank you.

James Van Rooi, *MCIP, RPP*
Senior Planner (Rural Team)

Development Planning,
Planning & Economic Development Department
City of Hamilton
71 Main Street West, 5th Floor
Hamilton ON L8P 4Y5
p. 905.546.2424 ext. 4283
f. 905.546.4202
e. James.VanRooi@hamilton.ca

From: [REDACTED]
Sent: Friday, June 30, 2023 2:15 PM
To: Van Rooi, James <James.VanRooi@hamilton.ca>; john.ariens@ibigroup.com; Clark, Brad <Brad.Clark@hamilton.ca>
Cc: Robichaud, Steve <Steve.Robichaud@hamilton.ca>; Fabac, Anita <Anita.Fabac@hamilton.ca>; Dal Bello, Rino <Rino.DalBello@hamilton.ca>; Ribaric, Robert <Robert.Ribaric@hamilton.ca>
Subject: RE: Question re: the Development within 25 feet of Billy Green School

Hi James:

Checking on Google Maps, the school is a city block, you have to walk across the street to get to the apartment building.

Therefore not at all similar to Billy Green School.

Maybe you would be able to tell us the distance between the school building (Queen Victoria) and the apartment building across the street?

Thank you. [REDACTED]

From: Van Rooi, James [<mailto:James.VanRooi@hamilton.ca>]
Sent: June 30, 2023 1:35 PM
To: [REDACTED] john.ariens@ibigroup.com; Clark, Brad <Brad.Clark@hamilton.ca>
Cc: Robichaud, Steve <Steve.Robichaud@hamilton.ca>; Fabac, Anita <Anita.Fabac@hamilton.ca>; Dal Bello, Rino <Rino.DalBello@hamilton.ca>; Ribaric, Robert <Robert.Ribaric@hamilton.ca>
Subject: RE: Question re: the Development within 25 feet of Billy Green School

Good afternoon [REDACTED], thank you for your previous email, this will be filed and added to the report.

Just off the top of my head the only site I can think of where towers are close to an elementary school is Queen Victoria Elementary school in the Corktown neighbourhood.

The applicants may have other examples or sites that they know of.

Kind regards,

James Van Rooi, *MCIP, RPP*
Senior Planner (Rural Team)

Development Planning,
Planning & Economic Development Department
City of Hamilton
71 Main Street West, 5th Floor
Hamilton ON L8P 4Y5
p. 905.546.2424 ext. 4283
f. 905.546.4202

e. James.VanRooi@hamilton.ca

From: [REDACTED]
Sent: Friday, June 30, 2023 11:36 AM
To: Van Rooi, James <James.VanRooi@hamilton.ca>; john.ariens@ibigroup.com; Clark, Brad <Brad.Clark@hamilton.ca>
Cc: Robichaud, Steve <Steve.Robichaud@hamilton.ca>; Fabac, Anita <Anita.Fabac@hamilton.ca>; Dal Bello, Rino <Rino.DalBello@hamilton.ca>; Ribaric, Robert <Robert.Ribaric@hamilton.ca>
Subject: RE: Question re: the Development within 25 feet of Billy Green School

Good Morning:

I have had no response to this email.
My apologies Rob that I did not copy you on this.

[REDACTED]

From: [REDACTED]
Sent: June 28, 2023 9:55 PM
To: 'Van Rooi, James' <James.VanRooi@hamilton.ca>; 'john.ariens@ibigroup.com' <john.ariens@ibigroup.com>; 'Clark, Brad' <Brad.Clark@hamilton.ca>
Cc: 'Robichaud, Steve' <Steve.Robichaud@hamilton.ca>; 'Fabac, Anita' <Anita.Fabac@hamilton.ca>; 'Dal Bello, Rino' <Rino.DalBello@hamilton.ca>
Subject: Question re: the Development within 25 feet of Billy Green School
Importance: High

Dear James, Brad and John:

Please can you tell me how many 8 storey apartments buildings are there in Hamilton that are built within 25 feet of an elementary school?

I have searched, and cannot find any? I check the Ontario Building Code and I do not see anything?

I then also checked Toronto and I cannot see any 8 storey apartment building in Toronto that has been built within 25 feet of an elementary school?

How is it then, that this has even been suggested?

[REDACTED]

From: Van Rooi, James [<mailto:James.VanRooi@hamilton.ca>]
Sent: June 28, 2023 9:14 AM
To: [REDACTED] john.ariens@ibigroup.com
Cc: Clark, Brad <Brad.Clark@hamilton.ca>; Robichaud, Steve <Steve.Robichaud@hamilton.ca>; Fabac, Anita <Anita.Fabac@hamilton.ca>; Dal Bello, Rino <Rino.DalBello@hamilton.ca>

Subject: RE: Walkway Billy Green School

Good morning [REDACTED], nice to formally meet you last night and thank you for the photos, your comments/photos have been added to the file and will be included in a staff report.

Thank you.

James Van Rooi, *MCIP, RPP*
Senior Planner (Rural Team)

Development Planning,
Planning & Economic Development Department
City of Hamilton
71 Main Street West, 5th Floor
Hamilton ON L8P 4Y5
p. 905.546.2424 ext. 4283
f. 905.546.4202
e. James.VanRooi@hamilton.ca

From: [REDACTED]
Sent: Tuesday, June 27, 2023 9:44 PM
To: john.ariens@ibigroup.com
Cc: Clark, Brad <Brad.Clark@hamilton.ca>; Van Rooi, James <James.VanRooi@hamilton.ca>
Subject: Walkway Billy Green School
Importance: High

Hello Mr. Ariens:

In the revised plan to the City, as the City/Developer is developing a proper walkway to and from St. Paul School which will be maintained by the City, believe that the City/Developer should also do the same for Billy Green Elementary School as that is the School that will be most impacted from any type of development (considerably moreso than St. Paul School). This walkway is used by the Kindergarten to get to and from class as well as by many students to get out to the Basketball courts, Playground and Play area.

Thank you so much. [REDACTED]

From: [REDACTED]
To: [Clark, Brad](#); [Van Rooi, James](#)
Cc: [Ribaric, Robert](#); "Joanne Ross"
Subject: Planning Committee Meeting for 1065 Paramount Drive, Stoney Creek, Ontario, Canada
Date: Sunday, October 1, 2023 4:25:49 PM

Good Evening Brad and James:

Whenever the Planning Meeting is scheduled for the proposed rezoning of the above mentioned property, we would like to formally request that someone from our Group (Patriots of Paramount) be able to present at this meeting.

We understand, that the scheduled time that we have to present is 5 minutes. Please will you confirm.

Kind regards,
Sincerely,

[REDACTED]

Wednesday, October 11, 2023

Mr. James Van Rooi, (Senior Planner), City of Hamilton
Mr. Steve Robichaud, (Planning Committee), City of Hamilton
Ms. Anita Fabac, (Planning Committee), City of Hamilton
Mr. Rino DalBello, (Planning Committee), City of Hamilton
Mr. Mike Stone, Hamilton Conservation Authority
Mr. Brad Clark, Councillor Ward 9, City of Hamilton

Re: 1065 Paramount Drive, Stoney Creek, Ontario, Canada
Discrepancies regarding Proposal Submitted to the City Planning Department on
September 12, 2023, by Arcadis Inc. on behalf of Mikmada Homes

1. **Watermain Hydraulic Analysis** – Results taken on May 9 @ 11:00 am (not peak hours).
2. **Visual Impact Assessment** – Not done but with have further response in future about this Assessment.
3. **Geotechnical Investigation** was done on 27 April 2022 (needs to be reinvestigated) see Page 2 of their report reported below:
 - Page 2 of report “This report is based on the above summarized project description, and on the assumption that the design and construction will be performed in accordance with applicable codes and standards. Any significant deviations from the proposed project design may void the recommendations given in this report. If significant changes are made to the proposed design, this office must be consulted to review the new design with respect to the results of this investigation. It is noted that the information contained in this report does not reflect upon the environmental aspects of the site.”
 - Note: The design has been altered and updated twice since this report!!
 - Note: We believe that an environmental impact assessment report should also be completed.
4. **Transportation** – Traffic assessment not done properly as only included Paramount Drive and Mud Street not Winterberry and Old Mud Street or the Lincoln Alexander Parkway. This is one of only two access points to the subdivision.
5. **Blasting versus Jack Hammering** (guarantees needed?) Absolute ban on blasting due to proximity of neighbouring structures Schools/housing/commercial properties.
6. No report noted from the **Fire Department** regarding impact and response times on an Emergency Call to area.
7. No report noted from the **Police Department** regarding impact and response times on an Emergency Call to area.
8. No report noted from the **Emergency Medical Services** regarding impact and response times on an Emergency Call to area.

9. **Sun/Shadow Study** demonstrated that the proposed development continues to meet and exceed the City's guideline in terms of continuous sun on the school yard, we can totally rebuke that response as false with the following evidence:

Note: The Objective of the Shadow Study as per KNYMH Inc. (text box below):-

Shadow study conducted from March 21 to Sept 21 not during the school year.

Study hours are 10 am to 4 pm.

The objective of this report is to analyse the impact of a proposed development upon the adjacent properties, streets, and public spaces at the above noted location. We will discuss and comment upon the impact associated with the architectural form and massing of the proposed development upon the adjacent properties.

The main goals of the design impact analysis are:

- 1) Assess and quantify the potential impacts on the surrounding environment and stakeholders, such as residents, businesses, and public spaces.
- 2) Identify potential conflicts or concerns and inform design strategies to mitigate the impact effectively.

Our response:

While the study quotes "residents" it does not include the effects on students who will be impacted 5 days out of 7 days (approx. 7 hrs per day) every week from September to June.

Note: No shadow study during school year and the corresponding winter solstice when the shadow will be the greatest over Billy Green School. There is no statement indicating at what time of year maximum shadow coverage will occur and the extent of shadow during this period.

Note: Study does not consider the health and well-being of the students/teachers/administrative personnel (see below).

SUN / SHADOW STUDY: (FIGURE A1.1 - SHADOW IMPACT GRAPHICS MARCH 21)

Study Area (3) Impact : Peak shadow coverage to St.Paul's school yard is 12.0% and peak parkland coverage 23.4% during start of test period and decreases as time progresses. Shadow clear of parkland and St.Paul's elementary by 12:26pm test time.

Study Area (2) Impact : Peak shadow coverage to Billy Green school yard is 24.5% during start of test period and decreases as time progresses. Shadow clear of Billy Green elementary by 4:26pm test time.

SUN / SHADOW STUDY: (FIGURE A1.2 - SHADOW IMPACT GRAPHICS SEPTEMBER 21)

Study Area (3) Impact : Peak shadow coverage to St.Paul's school yard is 11.7% and peak parkland coverage 22.7% during start of test period and decreases as time progresses. Shadow clear of parkland and St.Paul's elementary by 12:12pm test time.

Study Area (2) Impact : Peak shadow coverage to Billy Green school yard is 23.6% during start of test period and decreases as time progresses. Shadow clear of Billy Green elementary by 4:12pm test time.

Our question for the City of Hamilton, Planning Committee: -

Who came up with the following criteria for a Shadow Study on School Playgrounds?

'Terms of Reference: Development Application Guidelines : Sun Shadow Study developed by the City of Hamilton. [October 2022]'

Impact Criteria (Public Realm – plazas, parks, open spaces, school yards & playgrounds):

Shadows from the proposed development shall allow for a minimum of 50% sun coverage at all times of the day as measured from March 21st to September 21st.

School Yards from March 21st to Sept 21st????

10. **Pedestrian Wind Assessment** – No wind evaluation reported between the Apartment/Condo Building and Billy Green School where the children walk to get to and from class or to and from their activities or where the kindergarten children play. It has one of the highest elements of wind per Arcadis drawing Figures 8b and 9b, but RESULTS are minimal about this area indicating only “on site” or “comfortable for sitting or standing throughout the year” but children will be walking/playing/riding their bicycles/scooters, this is not a sitting area.

Based on our review and our identified discrepancies, the impact studies are incomplete.

Therefore, we strongly feel that without a complete due diligence being done, the City Planning Committee and Council should not proceed further with this rezoning application.

Sincerely,

██████████ in collaboration with Stoney Creek Residents

cc:Premier Doug Ford

Mayor Andrea Horvath

Mr. Dan Muys (MP)

Ms. Donna Skelly (MPP)

Ms. Kathy Archer (School Trustee, HWDSB)

Mr. Louis Agro (School Trustee, HWDSB)

Mr. Robert Ribaric (Assistant to Brad Clark)

Ontario Land Tribunal

Gordon R. Costie (Director of Conservation Area Services), Hamilton Conservation Authority

From: [lwhitely](#)
To: john.ariens@ibigroup.com
Cc: [Clark, Brad](#); [Van Rooi, James](#)
Subject: Walkway Billy Green School
Date: Wednesday, June 28, 2023 5:43:46 AM
Attachments: [BillyGreenSchoolWalkway-Three.jpg](#)
[BillyGreenSchoolWalkway-Two.jpg](#)
[BillyGreenSchoolWalkway-One.jpg](#)
Importance: High

Hello Mr. Ariens:

In the revised plan to the City, as the City/Developer is developing a proper walkway to and from St. Paul School which will be maintained by the City, believe that the City/Developer should also do the same for Billy Green Elementary School as that is the School that will be most impacted from any type of development (considerably moreso than St. Paul School). This walkway is used by the Kindergarten to get to and from class as well as by many students to get out to the Basketball courts, Playground and Play area.

Thank you so much. Laurie Whitely

From: [REDACTED]
To: john.ariens@ibigroup.com
Cc: [Clark, Brad](#); [Van Rooi, James](#)
Subject: Walkway Billy Green School
Date: Wednesday, June 28, 2023 5:43:46 AM
Attachments: [BillyGreenSchoolWalkway-Three.jpg](#)
[BillyGreenSchoolWalkway-Two.jpg](#)
[BillyGreenSchoolWalkway-One.jpg](#)
Importance: High

Hello Mr. Ariens:

In the revised plan to the City, as the City/Developer is developing a proper walkway to and from St. Paul School which will be maintained by the City, believe that the City/Developer should also do the same for Billy Green Elementary School as that is the School that will be most impacted from any type of development (considerably moreso than St. Paul School). This walkway is used by the Kindergarten to get to and from class as well as by many students to get out to the Basketball courts, Playground and Play area.

Thank you so much. [REDACTED]

From: [REDACTED]
To: [Van Rooi, James](#)
Subject: 1065 Paramount Drive to HIGH-DENSITY
Date: Friday, July 28, 2023 2:20:39 PM

Please do not approve.

Please prevent a developer from re-zoning the vacant lot at 1065 Paramount Drive to HIGH-DENSITY. This is the empty lot across from the daycare center and adjacent to Billy Green and St. Paul elementary schools.

Everyone in our community will be adversely affected by this development, especially the children going to and from Billy Green and St. Paul schools.

The developer is looking to build an 8 story apartment containing 181 dwelling units along with 123 stacked town houses. This is a total of 304 new dwellings on a lot that isn't even 4 acres in size.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

ARCADIS 1065 Paramount Drive
Stoney Creek, Ontario

NEIGHBOURHOOD OPEN HOUSE NO.2 COMMENT SHEET

- 1) You mentioned that holding these two meetings was not a requirement and that you claim to want the residents' input even though you know that everyone and I mean everyone is opposed to and 8 story building.
- 2) The revised proposal which you presented to us at the second meeting on June 27th indicates there will now be 441 parking spots.
- 3) Your assessment of 1.4 cars per household does not work in this community. If you did an accurate study you will find in this area the ratio is closer to 2.1 cars per household
- 4) This is a bedroom community with the majority of the residence travelling by automobile to get to work from 16 to 70 km and chose this area because of the proximity to the expressway/ highway access.
- 5) Your assumption that the residents of this proposed development will opt to take mass transit to work is foolish and flawed at best. If you did an accurate traffic study you know that it takes over an hour and a quarter just to get to the downtown core using mass transit.
- 6) This development is realistically adding anywhere from 500 to 650 cars to a roadway already taxed at certain times of the day.
- 7) What safety precautions will be in place to protect the children going to and returning from the two elementary schools situated between this development? Traffic lights, four way stop signs, crossing guards paid for by the developer.
- 8) During the construction phase, we all know children are very curious. Will there be 24 hour in person surveillance on the property?
- 9) Why did you limit the notice to residents living within 200m of the development? This proposal is going to impact everyone well beyond that distance and especially the parents of children living beyond 200m but having children attending one of the two schools.
- 10) I would like to receive the traffic study for the periods of 6:00 am to 9:00 am, 10:00 am to 3:00 pm, and 4:00 pm to 8:00 pm. When will the City get copies of these studies?
- 11) I am told that to be accurate wind studies are done over a period of time. I would like to see the wind study for Spring, Summer, Fall and Winter. When will the City get copies of these studies?
- 12) What is the detrimental impact on the property values of the homes within the 200m of this site? Has the City of Hamilton done a study and will our taxes be adjusted?
- 13) Your motive for holding these meetings concerns me since you claim they are not a requirement. When this goes to the OMB are these meetings going to be used as an argument that you tried to appease the residents?



From: [REDACTED]
To: [Van Rooi, James](#)
Subject: New petition to you: STOP RE-ZONING AMENDMENTS - 1065 PARAMOUNT DRIVE
Date: Wednesday, August 23, 2023 10:09:00 AM

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James Van Rooi: you've been listed as a decision maker

[REDACTED] started a petition on Change.org and listed you as a decision maker. Learn more about [REDACTED] petition and how you can respond:



[REDACTED] is petitioning James Van Rooi (Hamilton City Planner)

STOP RE-ZONING AMENDMENTS - 1065 PARAMOUNT DRIVE

The goal of this petition is to prevent a developer from re-zoning the vacant lot at 1065 Paramount Drive to HIGH-DENSITY. This is the empty lot across from the daycare center and adjacent to Billy Green and St. Paul elementary...

[View the petition](#)

WHAT YOU CAN DO

1. View the petition: [Learn about the petition and its supporters.](#)

You will receive updates as new supporters sign the petition so you can see who is signing and why.

2. Respond to the petition: [Post a response](#) to let the petition supporters know you're listening, say whether you agree with their call to action, or ask them for more information.

3. Continue the dialogue: Read the comments posted by petition supporters and continue the dialogue so that others can see you're an engaged leader who is willing to participate in open discussion.

CHANGE.ORG FOR DECISION MAKERS

On Change.org, decision makers like you connect directly with people around the world to resolve issues. [Learn more.](#)

This notification was sent to James.VanRooi@hamilton.ca, the address listed as a decision maker.

This is a one-time notification to the email address listed above. You will not receive any further notifications regarding this petition from us.

[Privacy policy](#)

We'd love to hear from you! [Contact us](#) through our help centre.

Change.org · 548 Market St #29993, San Francisco, CA 94104-5401, USA

From: [Clark, Brad](#)
To: [REDACTED]
Subject: RE: [****POSSIBLE SPAM]Stoney Creek Residents Against Paramount Drive Rezoning
Date: Thursday, August 24, 2023 11:27:01 AM

Thank you [REDACTED]

Your letter is excellent. James will include in the public feedback files.

Gratefully yours,

Brad

Councillor Brad Clark
Ward 9 - Upper Stoney Creek
Room 262, 71 Main Street West
Hamilton, ON L8P 4Y5

Office: [905 546-2703](tel:9055462703)
Cell: [905 977-0679](tel:9059770679)
brad.clark@hamilton.ca
www.bradclarkreport.ca



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From: [REDACTED]
Sent: Wednesday, August 23, 2023 12:04 PM
To: dougfordco@pc.ola.org; premier@ontario.ca; Office of the Mayor <Officeofthe.Mayor@hamilton.ca>; dan.muys@parl.gc.ca; kelli.aquino@pc.ola.org; kaarcher@hwdsb.on.ca; agrol@hwcdsb.ca; Clark, Brad <Brad.Clark@hamilton.ca>; rob.ribaric@hamilton.ca; Van Rooi, James <James.VanRooi@hamilton.ca>; Robichaud, Steve <Steve.Robichaud@hamilton.ca>; Fabac, Anita <Anita.Fabac@hamilton.ca>; Dal Bello, Rino

<Rino.DalBello@hamilton.ca>; mstone@conservationhamilton.ca; olt.general.inquiry@ontario.ca

Subject: [****POSSIBLE SPAM]Stoney Creek Residents Against Paramount Drive Rezoning

Dear Premier, Mayor Horvath, Mr. Dan Muys, Ms. Donna Skelly, Ms. Kathy Archer, Mr. Louis Agro, Councillor Clark, Mr. Rob Ribaric, Mr. James Van Rooi, Mr. Steve Robichaud, Ms. Anita Fabac, Mr. Rino DalBello, Mr. Mike Stone, Members of the Ontario Land Tribunal

Please note this letter is in regard to the Mikmada (Paramount) Inc. developers' application to rezone the empty lot located at 1065 Paramount Drive, Stoney Creek (Ward 9) adjacent to Billy Green School. (In reference to the Notice of Complete Applications by Mikmada (Paramount) Inc for an Urban Hamilton Official Plan and Zoning By-Law Amendment Application for Lands - Files UHOPA-23-005 & ZAC-23-006). As residents of this neighbourhood, we are not against development but strongly object to this degree of high-density residential for an 8 storey apartment building and 123 stacked townhouses on this 4 acre lot.

Our concerns with this application for rezoning and the high density proposal are as follows:

1. The significant increase in traffic (with 800+ cars) and 1200+ people along with the associated disregard by drivers for traffic calming measures and speed limits presents a major safety risk to school children and all residents in the area.
2. A heightened concern by residents for nefarious activities occurring in and around the public areas, trails and nearby commercial plazas eroding the sense of safety and security in the neighborhood.
3. The developer's plan is completely out of sync with the existing residential landscape. This coupled with the anticipated parking overflow problems and lack of pride in property maintenance will ultimately impact the unique appeal and value of the Albion Estates neighborhood.

Respectfully, we are asking you to please strongly consider these and all concerns brought forward by the residents and to in turn reject the application to rezone this property to high-density.

Yours sincerely,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

My take on the Second Public Meeting held on June 27, 2023.

If I've missed some points or misinterpreted some points please feel free to add comments.

IBI group intentionally withheld Traffic, Noise and Shadow studies from the residents prior to the meeting as they didn't want us to be prepared for this meeting. They could have shared these with us prior to the meeting but decided not to. Therefore they intentionally withheld them.

The new proposal added a lot of new parking spots, most of which are in garages that are too small to park cars. This will displace the cars from the unused garages out onto the street for parking and will create even more congestion on our streets (problems for snow plows; safety). However this change alone indicates that the IBI Group admits that High-Density is not appropriate for this area and that more parking spaces were needed. If this area was truly suitable for High-Density as John Ariens suggests then he would have stuck by his previous claim that less parking is needed, which is congruent with High-Density. However he has abandoned that claim and increased the number of parking spots considerably. Still not nearly enough, but an admission of residents needing cars to commute. Our community polls indicate that 98% of the residents drive to work; 92% of residents in this community do NOT use Public Transportation; only 3% of residents work in our community; 25% of local residents are already parking on the street. This suburb is not suitable for High-Density!

John continues to argue that households do not have on average 2 cars. His 'perception' of our reality is much different from what is actually going on in the real world we live in. Our poll indicates that most people in this community have more than 2 cars per household. In fact our one neighbor has nine, yes 9 cars in their driveway. John wants to believe that this is downtown Toronto where residents do walk and take transit to work. It isn't. The large majority of residents in this neighbourhood use the Lincoln Alexander and Red Hill Parkway to commute to work.

With regard to our community's concern from the first meeting, it was pointed out that the IBI Group completely missed the mark. John is being forced by Mikmada to argue that the 8 storey apartment is in character with the rest of the community. As was pointed out there isn't a building over 3 storey's within a 10 -20 km radius. It is painfully obvious that this proposal is completely out of character with the rest of our neighbourhood.

Underground parking is not suitable for this area because as several people pointed out that in order to do this blasting will be required. Blasting for the 4 storey townhomes will affect adjacent homes on Canfield Court. The Apartment is a no go anyway but blasting for that would definitely affect Billy Green School and houses along Paramount.

Parking is such a problem right now that teacher's are getting tickets for parking on the street. The new boulevards along Paramount have made it much narrower and more difficult picking up and dropping off children at Billy Green. Paramount is no longer the main artery it was initially designed to be. The boulevards are beautiful but they definitely restrict the flow of traffic along Paramount.

The construction safety, noise, pollution is a great concern. With the proposal trying to jam so much into such a small area it is developing right up to the property lines. This leaves no room for controlling the amount of dust that will be created and puts the danger area for children right up against the path to St. Paul as well as Billy Green school. A smaller development could be contained within a smaller perimeter, thereby safeguarding the children walking to and from school over the next 2-4 years of development.

Concern was also expressed about the 8 storey apartment setting a precedent for possible future expansion across the street where the strip plaza is. What is preventing the strip plaza from rebuilding upwards in the future to match this proposal's height and density? This is an unacceptable precedent to set in our community. As was pointed out, some people have recently moved here, specifically because it wasn't high-density. We invested our life's savings 37 years ago in this community and some of our neighbours prior to that because of that same reason; it wasn't high-density. For Mikmada who has no vested interest in our community to come in and have priority over everyone else living here is totally unacceptable. If Mikmada made a bad investment and paid too much for the property the City shouldn't make that our problem. It's his. Our City Planners and Council need to shut this down and let developers know under no uncertain terms that the City of Hamilton is not going to be abused for profit.

A comparative development in the area is 3 times the area and has only 104 townhouses (15 Ridgeview I believe). That developer/planner had the common decency to consider the surrounding community and decided to "fit-in" rather than to be so extremely greedy. Mikmada is trying to force a High-Density development into a Low-Density, established neighbourhood primarily because it made a bad investment decision when it bought the over-priced land. High-Density is not suitable in this community which is supported by recent comparable developments. Why should Mikmada be given preferential treatment?

To build in such close proximity to Billy Green school is totally irresponsible and inconsiderate. Billy Green Kindergarten will be in the shade all school day long. For the Public School Board not to object to this is unconscionable. Any new structure should give much more clearance between itself and Billy Green. This property should be re-zoned to low density, which will provide more green space between all adjacent properties, thereby helping ensure the safety and well-being of all school children.

The fact that the planner is proposing a High-Density development in the middle of a mature neighbourhood goes directly against the Professional Planner's Guidelines, but John is being forced to argue it to satisfy the developer.

John once again tried to explain his analogy of a Kleenex box to us. If, as John states, the box upright or laying flat has the same density (which it does) then we would like to see it laying flat. Oh, but this would take up the rest of the real estate and there would be no room for townhouses. For some reason John doesn't go on to explain that part of it.

The complete absence of green-space is very concerning. John said it hasn't been incorporated yet, however the fact of the matter is that there isn't room for the inclusion of any green space in the proposal they have presented. All of the land is consumed by parking and townhouses.

The addition of roof-top patios is completely unacceptable. Not only will the noise from the townhouse residents carry over most of the neighbourhood, from that vantage point they will be able to see every inch of my backyard, bedroom windows and family room. Complete invasion of privacy and disregard of nearby residences.

I thought it was unrealistic for John Ariens to come back with a higher-density proposal after stating during our first meeting that they want to work with the community and will listen to our concerns. After all, he is a Professional Planner and appears to have a solid planning history. Instead he did the complete opposite of what we asked --- total disregard for the existing residents --- which is directly against Professional Planner's Guidelines. Also, this is in complete opposition of the IBI Group's mission statement as stated on their website:

"committed to improving the quality of life for our clients, people and partners **and the communities** we all serve."

Unfortunately the IBI Group is an URBAN design group trying to force an URBAN design in a Suburban neighbourhood. The IBI Group would do well to disassociate itself with Mikmada as Mikmada's operating principals are not at all in line with the IBI Group's. Mikmada will definitely tarnish IBI Group's reputation.

To add insult to injury Mikmada sent a farmer to spray Round Up and Eragon on the field on Father's day. Driving nearby residents indoors and subjecting them to direct spray. No signs were posted afterwards so the children walking to school the next morning were probably subjected to it as well. Pedestrians were directly subjected to the spray as well as no signs were posted warning of what was taking place. This demonstrates the lack of integrity Mikmada operates under. The \$6 million class action lawsuit against Mikmada from a development in Guelph should be of concern to the City. Mikmada should have its building license revoked given the manner in which it operates.

Guelph Today – April 11, 2022

"The defendant has sought to terminate the agreements solely in order to allow it to market and sell the same development project at a later date at prices which will significantly increase Mikmada's profits as compared to its anticipated profit on original sales with the Royal Valley project."

As others have indicated in the group, we must also ensure we only vote for those in our riding who support us. Kathy Archer doesn't oppose the development so she has lost our votes. I haven't heard back yet from Louis Agro, Dan Muys or Donna Skelly. Brad Clark is behind us so we'll have to see how hard he is willing to fight for us. So far so good.

If we keep voting in people who don't have our back then we have no one to blame but ourselves.

Let's keep in touch and start to formalize our polls, surveys and whatever else needs documenting.

From: [REDACTED]
To: [Clark, Brad](#)
Cc: [Van Rooi, James](#); [Ribaric, Robert](#)
Subject: Re: 1065 ParamountDrive
Date: Monday, July 24, 2023 6:00:09 PM

Received, thank you.

[Sent from Yahoo Mail for iPad](#)

On Monday, July 24, 2023, 2:27 PM, Clark, Brad <Brad.Clark@hamilton.ca> wrote:

Hi [REDACTED]

Thank you for your email. I do not support this density either. I will speak on behalf of residents at the Planning Committee when it comes before them.

Please note that I have copied James Van Rooi as he is the city planner on the file. James will document your email for our planning records.

Respectfully yours,

Brad

Councillor Brad Clark
Ward 9 - Upper Stoney Creek
Room 262, 71 Main Street West
Hamilton, ON L8P 4Y5

Office: [905 546-2703](tel:9055462703)
Cell: [905 977-0679](tel:9059770679)
brad.clark@hamilton.ca
www.bradclarkreport.ca



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the **Personal Health Information Protection Act**. If you have received this communication in error, please return this communication to the sender and permanently delete the original and any copy of it from your computer system. Thank you for your co-operation and assistance.

From: [REDACTED]

Sent: Monday, July 24, 2023 10:14 AM

To: Clark, Brad <Brad.Clark@hamilton.ca>

Subject: 1065 ParamountDrive

I live at [REDACTED]

We do not want this high density put in. This will only cause more congestion for all of our area.

Again we don't want this

[REDACTED]

[Sent from Yahoo Mail for iPad](#)

From: [REDACTED]
To: [Van Rooi, James](#); [Mike Stone](#)
Subject: 1065 Paramount Drive
Date: Friday, August 11, 2023 7:52:04 PM

It has been brought to the community's attention when investigating guidelines that the HCA has in place prohibiting high density development so close to Felker's Falls and Bruce Trail that the HCA Planning committee(Mike Stone) has been working with yourself regarding a project re: development so close to Felker's Falls and Bruce Trail. Not sure what this project entails but does it have anything to do with changing the rules allowing proposed high density zone change. It now appears that Felker's falls and Mt Albion Falls are now no longer listed on the website as Conservation Areas. This is creating more questions regarding the proposed rezoning of the above address. Can you please explain to me what all this means.

[REDACTED]

Sent from [Mail](#) for Windows

From: [REDACTED]
To: [Clark, Brad](#); [Toman, Charlie](#); [Office of the Mayor](#); donna.skelly@pc.ola.org; [Van Rooi, James](#)
Subject: 1065 Paramount Drive
Date: Thursday, June 29, 2023 6:54:15 PM

June 29, 2023

Re: Second Public meeting held on June 27, 2023 regarding rezoning of 1065 Paramount Drive

Let me begin by stating that the residents of this community are against the property being zoned "High Density" I can't speak for everyone but reading the room at the meeting **high density** is the issue. Yes sometimes emotions got in the way of what we were really objecting to but that is what happens when you are not being heard. The project went from **299** dwellings to **304**. Although the apartment building got changed to a 4/6/8 stories a block of back to back 4 stories stack houses have been added , providing in theory another small building. So their revised plan which was to be based on concerns aired at the first meeting did nothing to address those concerns. The so called new proposed parking still did not address the parking concerns. Just because it was increased from the original parking spaces the new proposed parking is still below the Canadian average of 1.7 cars per family of 3 or more. But I will not continue to highlight all the concerns that they pretended to address since I am sure that you have been made aware of each and every one of them by other concerned "STONEY CREEK RESIDENTS AGAINST PARAMOUNT DRIVE REZONING" The approach the builder has taken regarding this development clearly shows the builder has no intention of working with the community.

John Ariens had said the traffic and wind studies would be available at this meeting however they were not. When asked why they were not he was quite adamant that the studies were all done and we were welcome to have them the day following the meeting all we had to do was ask, however when asked the reply email was as follows: As Mr. Ariens had advised at the Open House, the Wind Study and Transportation Studies have been completed , however more refinements to the concept plan are being completed and studies now have to be updated to reflect the most up to date concept plan and building massing. So we were being sold on a concept that did not actually have studies to back it up

This development should not be given the green light in this established community. It doesn't mean that the property can't be rezoned to something that is more conducive to the existing established mature neighbourhood. I can't stress enough that there is **no room for a "high density"** development on a two lane well established neighbourhood road, between two schools. I hope the city has enough foresight to come to the same conclusion.

Yours Truly

Stoney Creek Resident Against High Density Rezoning of Paramount Drive

[REDACTED]

Sent from [Mail](#) for Windows