

SUMMARY OF PUBLIC COMMENTS RECEIVED

Comment Received	Staff Response
<p>The construction of the adjacent subdivision in 2012 and 2013 provided municipal improvements on Chambers Drive and Springbrook Avenue that directly benefits 237 Springbrook Avenue. They request that any approval be conditional on the applicant reimbursing the developer of the adjacent subdivision through best efforts collected by the City of Hamilton.</p>	<p>Best efforts cost recoveries are collected by the City of Hamilton for development which seeks to make use of municipal improvements provided by another developer. There are existing 0.3 metre reserves along Chambers Drive and Chambers Court and a condition of the Holding ‘H’ Provision has been included requiring the applicable payments to lift all applicable 0.3 metre reserves prior to removing the Holding ‘H’ Provision.</p>
<p>That they do not agree with the application but would support four single detached dwellings but not semi detached dwellings.</p>	<p>Semi detached dwellings are permitted within the policies of the Secondary Plan and the proposed mix of single detached and semi detached dwellings represent a modest form of identification.</p>
<p>They do not agree with the application and expressed concern that the proposed development would result in traffic and safety impacts, impact local wildlife and impact on property values.</p>	<p>The proposed development was reviewed by the City’s Transportation Plan staff which did not raise a concern with respect to traffic and safety impacts with respect to the proposed six dwelling units.</p> <p>The proposed development will be required to submit and receive approval of a Tree Protection Plan to evaluate the retention of additional trees on the subject lands.</p> <p>Staff are not aware of any supporting information or any empirical data with respect to property devaluation that would substantiate this concern.</p>

COPY OF PUBLIC COMMENTS RECEIVED

From:
Sent: Friday, January 12, 2024 11:32 AM
To: Barnett, Daniel
Cc:
Subject: 237 Springbrook Ave. ZAC-24-003

Good morning Daniel:
Our office has received the Notice of Complete Application for the proposed zoning amendment. Please note that our client, ., has provided municipal improvements on Chamber Drive and Springbrook Avenue that directly benefit 237 Springbrook Ave.. These improvements were constructed in 2012 and 2013. Therefore we request that any approvals for this property have conditions placed that will require the applicant to reimburse our client through Best Efforts collected by the City of Hamilton. These costs should be indexed to reflect current prices. Thankyou

From:
Sent: Saturday, January 13, 2024 11:37 AM
To: 'Daniel.Barett@hamilton.ca' <Daniel.Barett@hamilton.ca>
Subject: Application File ZAC-24-003

I do not agree with the application. I would support 4 detached dwellings but not semi-detached dwellings.
Regards,

From: Firas Chahine
Sent: Sunday, January 21, 2024 5:31 PM
To: Barnett, Daniel <Daniel.Barnett@hamilton.ca>
Subject: Application File Number: ZAC-24-003

Dear Daniel,

My name is Firas Chahine and I am a resident and owner of property _____ in Ancaster. I am writing to express my strong opposition to ZAC-24-003, the proposed rezoning of 237 Springbrook Avenue in Ancaster from Agricultural "A" Zone to Residential "RS-XX" Zone. This rezoning will be

detrimental to the neighborhood introducing traffic and safety problems, destroying local wildlife, and potentially lowering the property value of the existing community.

- 1- Adding density to an already dense area. Since I first moved in into this property in 2019, the number of houses and cars have increased greatly. This is causing concerns among my family and others in my neighborhood because of the alarming number of cars that are traversing this "supposedly" calm area at sometimes high speeds. This is a family-oriented area (Chambers drive and Oleary Drive) and there is a park where kids must cross the streets to get to. My wife and I are always worried when our children cross the street to the park.
- 2- Reduces the value of properties. I picked my location because of the Agricultural zones on the left and right of it, which allows for privacy as well as the feeling of being surrounded by nature. Removing that and replacing with houses will make the area even more suffocated than it already is and reduces the values of the properties in the area.
- 3- Reduction in nature footprint. Wildlife has been observed in the area, and any development will destroy their habitat. Any planned development of the property should consider the continuing impact to local wildlife habitat. This agricultural property in question houses large trees that are the homes of many animals and birds. Destroying these trees means destroying the home of many critters and increasing the carbon footprint.

I urge you to disapprove the proposed rezoning, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many who have not managed to write letters or emails.

Sincerely,

Firas Chahine