

Summary of Public Comments Received

Comment Received (Concerns)	Staff Response
<p>Servicing</p> <p>Concern with the proposed development noting that the scale of the development would adversely impact the area, specifically noting existing servicing issues in the area and that the additional density would compound those issues.</p>	<p>A Holding Provision has been proposed as part of the Zoning By-law Amendment to ensure that there is adequate servicing capacity for the proposed development.</p>
<p>Traffic</p> <p>Concern that the number of units and the number of vehicles would result in traffic impacts and traffic safety concerns.</p>	<p>A Transportation Impact Study was submitted as part of the applications that outlined that the proposed development can be accommodated by the surrounding road network and was reviewed and approved by Transportation Planning staff.</p>
<p>Parking</p> <p>Concern that there will be insufficient parking for the proposed development and the subsequent impact this would have to the surrounding area.</p>	<p>The proposed development includes 502 parking spaces on-site, which exceeds the minimum of 488 parking spaces that are required. Therefore, a modification is not being requested to reduce the minimum parking space requirement. Staff are satisfied sufficient on-site parking is being provided.</p>
<p>Shadow Impacts</p> <p>Concern that the proposed development would cut off sun access to the lands to the north.</p>	<p>A Sun Shadow Study was undertaken with respect to the proposed development, which demonstrated that adequate sun access will be maintained for the lands to the north.</p>
<p>Views of the Escarpment</p> <p>Concern that the proposed development would cut off the views for the lands to the north.</p>	<p>The policies of the Urban Hamilton Official Plan include protection of public views of important features such as the Niagara Escarpment and the proposed development will not impact public views along the Mount Albion Road corridor.</p>
<p>Loss of Grocery Store / Commercial Services</p> <p>Concerns were raised about the loss of a local grocery store and other commercial services.</p>	<p>The proposed development does include 975 square metres of ground floor commercial floor area and the proposed Mixed Use Medium Density (C5) Zone permits a wide range of commercial uses which would include a grocery store, and financial establishments, amongst others. Therefore, such a use could be provided on-site based on the zoning, however staff cannot compel a property owner to establish a particular use either under the proposed zoning or under the existing zoning.</p>

Comment Received (Concerns)	Staff Response
<p>Property Values</p> <p>Concerns were raised with the impact the development would have on their property value.</p>	<p>Staff are not aware of any supporting information or any empirical data with respect to a decrease in property values.</p>
<p>Affordable Housing</p> <p>A comment was made that the preference would be to provide affordable housing for the development.</p>	<p>The proposed development is not specifically identified as being an affordable housing project but is identified as being a purpose-built rental housing development with a variety of unit sizes to accommodate various household sizes.</p>
<p>Noise</p> <p>The proposed development will create noise impacts on the surrounding land uses.</p>	<p>To ensure that the proposed development does not have an acoustical impact on the surrounding area, a Holding Provision is required, which will include a condition that an updated Noise Impact Study be submitted and approved.</p>
<p>School Capacity</p> <p>Concerns were raised with respect to the impact of the development on school capacity for the area.</p>	<p>The applications were circulated to the school boards and no comments or concerns were raised with respect to school capacity.</p>
<p>Small Units</p> <p>Concern with respect to the overabundance of small dwelling units in the development.</p>	<p>Approximately 49 percent of the proposed dwelling units will be two or three bedrooms. Therefore, the proposal provides a unit mix for households of all sizes.</p>
<p>Scope of Public Notice</p> <p>Concern on the limited scope for the notice of complete application to the public.</p>	<p>The 120 metre circulation radius for the notice of complete application to the public is in accordance with the City’s policy for public notification for applications for Official Plan Amendment and Zoning By-law Amendment. In addition, a sign was posted on site on May 12, 2022, providing further notification to the public of the proposed development.</p>
<p>Construction Impacts</p> <p>Concern with the potential impact of the construction to the surrounding area.</p>	<p>A Construction Management Plan will be required to be completed as part of the Site Plan Control application.</p>
<p>Waste Collection Impacts</p> <p>Concern that the proposed scale and density of the proposed development will result in waste collection impacts.</p>	<p>On-site waste collection will need to either demonstrate that the proposal conforms to municipal waste collection requirements or will need to arrange for a private waste hauler for waste collection services.</p>

Comment Received (Concerns)	Staff Response
Waste Collection Impacts (<i>Continued</i>)	The detailed evaluation on this matter will be undertaken through the Site Plan Control application.

From:
To: [Kehler, Mark](#); [Powers, Russ](#)
Subject: 399 Greenhill Avenue, Hamilton
Date: Sunday, June 26, 2022 10:05:12 AM

This email is in regards to UHOPA-22-016, ZAC-22-030.

I am writing to state that the development planned for 399 Greenhill Avenue, is outrageous. I live at _____ street which is right beside this said piece of land.

To place 527 rental units on a small piece of land and that is only zoned under C3, only 3 stories are allowed. They are planning on going down 7 stories to build underground parking, we are too close to the Red Hill Valley to not make problems. We do not have the infrastructure in the neighbourhood to handle 527 toilets and showers/baths. We already have a situation when rain falls and you turn on the tap you can smell sewage. Add additional homes only will cause problems.

Another situation is the 527 units proposed they are only putting in 422 parking spots!! Beside only allowing 0.8 spots per unit, only one entrance to the underground will be off Harrisford Street. Many children walk by that spot to attend the school in the area. For those that attend high school, they must be bused up the mountain since you did not replace the school you tore down. I do agree we are an older community but we need things to keep us safe walking without adding another 422 more cars in the community.

Another thing proposed for this area is a grocery store. How is this going to happen? Yes, we do need to service the community with a grocery store but there will never be parking spots in front of the the store.

Our community of Davis Creek has seen much development over the last few years. I'm sure over 200 town houses have been built. Did we expanded the infrastructure, no we just piped into existing pipes.

Yes, something must be done with the property, but adding that many units to a small piece of land, is not something that should be done. You cannot dig down that far without stirring up trouble.

Please reconsider the proposal that is before you. We cannot let this go forward. This is too much for a small piece of land.

Thank you, _____,

Sent from my iPad

From:
To: [Kehler, Mark](#)
Subject: 399 Greenhill Development
Date: Tuesday, April 19, 2022 3:17:44 PM

Hi Mark,

I was chatting with another city planning employee and they mentioned that you likely would be the person overseeing the development at the corner of Greenhill and Mount Albion. I am on the board of Directors for the condo towers behind the proposed high-rise development and was wondering if you have any updated information as to what the current plans were for the land. I am aware of the proposed plans for two taller towers and smaller towers, but I was advised that this was only a proposal and that you would be the person to contact for what would be eventually approved.

If you are able, could you share any current information with me that I can pass onto the other Board members; thanks in advance.

Cheers

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From:
To: [Kehler, Mark](#)
Subject: 399 Greenhill
Date: Tuesday, June 28, 2022 5:42:12 PM

Hello Mark,

My name is _____, I live at 399 _____, proximal to the proposed development at Greenhill.

As a Realtor, I'm a big fan of development, however, having watched what recently happened to the development of the former Bishop Ryan school site, and the abject disaster and DANGER TO CHILDREN that travelling through that area has become during school drop-off and pick-up, I have serious reservations about this Medallion Proposal. And quite frankly, if the elderly group from 40 Harrisford can emerge from the COVID fog, I think there will be a large uproar.

Please let me know that sending this email has put me among those being kept abreast of the development, or if I need to write a formal letter and send it via Canada Post, to gain official standing.

Respectfully,

City of Hamilton
Planning and Economic Development Department
Development Planning, Heritage and Design – Urban Team
71 Main Street West
5th Floor
Hamilton, ON
L8P 4Y5
Attention: Mark Kehler

Re: UHOPA-22-016, ZAC-22-030

Dear Mr. Kehler,

Enclosed please find list of comments and questions from concerned citizens regarding the Official Plan Amendment and Zoning By-law Amendment for Lands Located at 399 Greenhill Avenue, Hamilton (Ward 5).

We would like to start with the question as to why only limited number of people in the immediate vicinity of 399 Greenhill Avenue were informed in writing about the proposed changes?

These proposed changes may have a large impact to the neighbourhood community located between Lawrence Road, Quigley Road, Glen Castle Drive and Redhill Parkway, and even further. Majority of homeowners in this area were not advised of the proposed amendment, possible multi year construction and potential significant change in infrastructure these modifications may bring to the community.

Next, we require more information about three issues: construction, infrastructure and supporting services.

1. Construction

- a. What is the anticipated length of the project, from demolition of existing plaza to completion of the proposed buildings?
- b. Daily construction start and end times; is the start time going to interfere with start times of nearby schools, and school bus routes, causing delays and potentially endangering the safety of children going to and from school?
- c. How is construction noise going to be handled? As well as suppression of the construction dust and dirt on the nearby roads and houses? Is there going to be increased street cleaning during the construction?

- d. Regarding the water and sewers, should we be expecting interruptions in water supply and sewers during construction and after, considering the age of the infrastructure in the neighbourhood?
- e. As space is already very limited, where will the construction vehicles traverse (Greenhill is only two lane road (from Mount Albion to Redhill), as well as Mount Albion Road) and what is the plan for the construction workers personal vehicles parking? Are the side roads going to be overwhelmed with the number of vehicles driving and parking on the nearby roads?
- f. Is construction going to cause any road closures and/or detours?
- g. The construction of underground parking lot will involve heavy machinery and possible shifting of the grounds which can lead to structural damage of the nearby homes. Most of the homes in the area were build in 1970’s and 1980’s making them 40-50 years old and vulnerable to the extensive and prolonged tremors. How is City planning to deal with any potential claims of damage due to construction?

2. Infrastructure

- a. What are the future infrastructure plans considering the increased traffic from all the additional vehicles? As we mentioned before both Greenhill and Mount Albion are two lane roads.
- b. How about the parking for additional vehicles? If the plans are to have 527 units and only 481 parking spots, what are the parking plans for the additional vehicles? Again, are the side roads going to be used for this additional parking, clogging the side streets, and taking the parking spots from the existing homeowners?
- c. How about the school plans? The schools currently in existence in the neighbourhood of 399 Greenhill Avenue are already over their capacity and cannot accept more students. Is this going to lead to increased school bus traffic, and increased number of school busses in the area?
- d. How about the safety of the school children who are walking to the schools, during the construction and also after the construction, considering the increased traffic?

3. Supporting Services

- a. What are the plans for support services such as new schools, grocery stores, banks, gas stations, etc? Considering the number of seniors living in the area, we would be better served having a new and improved plaza built in the existing space at 399 Greenhill rather than 5 buildings with 527 units.

These are only some of the questions and concerns we have regarding the plans listed in your notice. Having the answers to our questions may lead to better understating why the City wants to overwhelm the neighbourhood that is already at the capacity with additional 527 units and additional 1200-1500 people.

Looking forward to your response,

Concerned citizens:

Please remove our names and addresses (personal information) from the City of Hamilton report that will be available to the general public on the City of Hamilton website.

Cc: Councillor Russ Powers, Ward 5

From:
To: [Kehler, Mark](#)
Subject: Development proposed for 399 Greenhill Ave
Date: Sunday, June 12, 2022 2:13:33 PM

Ten years ago my wife and I purchased a condo in Harris Towers which is right next door to the plaza at 399 Greenhill. We are definitely opposed to the massive construction proposed for this sight as are probably all of the people who live in our 2 buildings. There are 2 reasons why we are opposed.

The first reason is related to the impact this construction will have on the immediate area. The experts will tell your committee about the strain on the current infrastructure systems, etc. I know nothing about that so I will leave it to the experts to convince you that this project should not go through. There is a school just down the street and the volume of new traffic will be a danger to the children coming and going to/from the school. Greenhill Ave is busy enough without the new traffic from the 527 suites in the proposed buildings.

At the north-west corner of Albion Rd and Albright Ave we have townhouse complex under construction. These are 2 story units and blend in with the existing dwellings. Just behind these townhouses there is a new sight to be developed where the Red Hill School used to be. These are also low rise townhouses and will blend in with the existing community. Homeowners who live near these two projects will not be overwhelmed by their presence.

This brings me to my second objection to the project at the plaza. When my wife and I bought our condo one of the selling points was the great view we had of the surrounding area. This new development will wipe out that view for 50% of the people in the 40 building (all the units facing south) and many more from the 30 building as well. It would also decrease the value of those units. It is one thing for someone to move into a unit knowing the view is obstructed (that is their choice) but it is another and a very unfair one at that to have a view destroyed from a build that occurs afterwards (especially when there is an existing structure there as opposed to an empty lot). The plaza should be limited to townhouses and commercial that would not impact those living in Harris Towers, much like was done at the other two developments that I mentioned above.

Thank you for the opportunity to write my thoughts and I am hoping that the people who are making the decisions make the decisions for the benefit of the people who live in this area and not for some big conglomerate from Toronto that is only interested in profit.

From:
To: [Kehler, Mark](#)
Subject: Housing Development at 399 Greenhill Avenue, Hamilton
Date: Monday, June 27, 2022 11:44:53 AM

28 June 2022

Planning Department
71 Main Street West, 5th Floor
Hamilton. ON L8P 4Y5

Files: UHOPA-22-016
ZAC-22-030
Folder: 2022 118777 00 PLAN (1116963)

To Whom It May Concern:

My first reaction to this plan was that it would cut off the view and the light to my unit.

My second reaction is that more housing needs to go vertical because it is very, very important to preserve farmland.

However, my concern is the number of units, each of which will most likely have a car, and the lack of parking space. That would mean side streets clogged with parked cars and a lot of traffic in an area where there is a school and a large number of seniors. There are already a number of new units in this area. That doesn't seem very safe to me.

In conclusion, I am not against the development but I do think more thought needs to go into the planning.

Yours truly,

Letter of Disapproval from residents for (Ward 5)

Proposed Development: 399 Greenhill Avenue

File name/number: ZAC-22-030 & UHOPA-22-016

Folder: 2022 118777 00 PLAN (1116963)

When our community initially gained knowledge of the proposed development plans for 399 Greenhill Avenue, we collectively agreed that these buildings are too expansive, and the volume of people and motor vehicles will most certainly create too much traffic for this area. Now, developers say there will be no significant impact on traffic and have even been heard making the argument that traffic will improve, we feel this would not be the case. Turning onto Greenhill Avenue from the Lincoln Alexander Parkway will become more dangerous due to the amount of traffic driving on and off the access ramps and the pileups at the four-way stop. This becomes especially dangerous once children, and their parents leave from the nearby school (St. Luke’s Elementary School) located just behind this proposed development site. The dangers to our retired residents may also increase.

Furthermore, the likelihood of motor vehicle collisions could certainly escalate due to the possible increased odds of rear end collisions happening on the off ramp and at the four-way stop due to cars stopped waiting to cross through the intersection. There is also a real possibility of driver’s ignoring the four-way stops due to increased waiting times while other vehicles take turns crossing. There are many traffic related concerns including further future development if these development plans are approved and materialized. We do not agree that this proposed development could enrich the “Greenhill corner” by any means.

We, as an established community, sense that the 527 new residential units in two 12-storey mid-rise buildings and two 3-storey townhouse blocks is too substantial for our area. Also, having two mid-rise buildings and townhomes next to the long-time residents at (Harrisford Towers) would not be good at all. Obstruction of their views would occur, and the area would in turn become oversaturated with the new occupants, their families and their vehicles. The increase in population and vehicles will degrade our way of life in our rooted, stable and well-established community.

There is an abundance of accessible, mixed commercial/residential developments already existing in our area overall (within 10 sq km). Sometimes developments such as the proposed 399 Greenhill Avenue development can work if they fit in, however the size and style must be taken into consideration. This really does matter to our community.

Lastly, being located directly behind the Lincoln Alexander Parkway, there is already a considerable level of noticeable noise generated by this road and the motor vehicles that use it. The 399 Greenhill Avenue

proposed development will total the overall noise level we are exposed to as of now. Our concerns are legitimate and valid.

Kind regards,

From:
To: [Kehler, Mark](#)
Cc:
Subject: Public meeting for 399 Greenhill Ave
Date: Wednesday, June 29, 2022 4:40:50 PM

Good afternoon Mark. Hope all is well. With respect to UHOPA-22-016 and ZAC-22-030 myself and other members of my community would like to be further informed about public meetings/hearings pertaining to this development and zoning by-law amendments. I have included all of the emails of willing participants for public hearings.

From:
To: [Kehler, Mark](#)
Subject: Re: 399 Greenhill Development
Date: Sunday, May 8, 2022 10:53:54 AM
Attachments: [image001.png](#)

Hello Mark,

I was wondering if you have a moment to send off the info on the project for 399 Greenhill if it is ready for public release? Also could you confirm that we are close enough to the project site that we here a Harris Towers will receive all notifications for upcoming Town Hall meeting to discuss the project in person? I believe that we are but I just need to make sure we stay on top of this application.

Cheers

On 2022-04-21 3:04 p.m., Kehler, Mark wrote:

Hi ,

We recently received an Official Plan Amendment and Zoning By-law Amendment for the above application and I will be circulating it next week.

At that time I can send you the Notice of Complete application and the materials that were submitted with the application.

Mark Kehler

Senior Planner - Urban Team
Planning and Economic Development
Planning, City of Hamilton
(905) 546-2424 Ext.4148



From:
Sent: Tuesday, April 19, 2022 3:17 PM
To: Kehler, Mark <Mark.Kehler@hamilton.ca>
Subject: 399 Greenhill Development

Hi Mark,

I was chatting with another city planning employee and they mentioned that you likely would be the person overseeing the development at the corner of Greenhill and Mount Albion. I am on the board of Directors for the condo towers behind the proposed high-rise development and was wondering if you have any updated information as to what the current plans were for the land. I am aware of the proposed plans for two taller towers and smaller towers, but I was advised that this was only a proposal and that you would be the person to contact for what would be eventually

approved.

If you are able, could you share any current information with me that I can pass onto the other Board members; thanks in advance.

Cheers

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From:
To: [Kehler, Mark](#)
Subject: Re: 399 Greenhill Development
Date: Thursday, May 19, 2022 4:24:19 AM
Attachments: [image001.png](#)

Hi Mark,

I have one question for you, is it normal that a complex like this one would PLAN for a parking space shortfall of 99 spots? Our building has 182 suites and 226 spots excluding out door parking spaces for visitors.

This planned short fall does not even take into consideration that there will be units with 2 cars, whereas our two towers have a waiting list as younger families move in. The alternative is street parking and Harrisford is already wall to wall cars from the townhouse complex beside us and our overflow. Where are these 99++ cars going to park?

What does the city say about parking allotments for new complexes?

Cheer and thanks for your input.

On 2022-04-21 3:04 p.m., Kehler, Mark wrote:

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Mark Kehler
Senior Planner - Urban Team
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Cheers

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From:
To: [Kehler, Mark](#)
Subject: Re: 399 Greenhill
Date: Wednesday, June 29, 2022 10:28:09 AM
Attachments: [image001.png](#)

Hi Mark. Well, I DID mail a letter yesterday, so, lol, I guess I'm out a buck for postage!

I'm connected in the community with the Cioci, Gates, et al. group and share their collective concerns - (though they sent in their note to you prior to my seeing it).

Thanks for the reply.

On Wed, Jun 29, 2022 at 10:24 AM Kehler, Mark <Mark.Kehler@hamilton.ca> wrote:

Hello ,

Thank you for your comments.

Your input will be considered by staff and included in a staff report provided to Planning Committee.

There is no need to send a mailed letter – I will add your email to the file.

If you have any further questions or comments about the application, let me know.

Mark Kehler

Senior Planner - Urban Team

Planning and Economic Development

Planning, City of Hamilton

(905) 546-2424 Ext.4148

My name is _____, I live at _____, proximal to the proposed development at 399 Greenhill.

As a Realtor, I'm a big fan of development, however, having watched what recently happened to the development of the former Bishop Ryan school site, and the abject disaster and DANGER TO CHILDREN that travelling through that area has become

during school drop-off and pick-up, I have serious reservations about this Medallion Proposal. And quite frankly, if the elderly group from 40 Harrisford can emerge from the COVID fog, I think there will be a large uproar.

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