

Committee of the adjustment file #A24.106

Louise Thompson <luluthelone@gmail.com>

Wed 6/19/2024 4:56 PM

To:Committee of adjustment <CofA@hamilton.ca>

External Email: Use caution with links and attachments

Hearing date: Tuesday June 25th at 1:30 pm

Mailing address: 56 Wyngate ave Stoney Creek L8G1T6

I would like to virtually participate in said meeting above by computer.

My question is: Traffic to get through the intersection of Centennial and King heading into Downtown Stoney Creek is a nightmare now. Proposed affordable housing in the parking lot 2 blocks away(behind the Legion) is also a GO and beside the Village restaurant, another proposed condo has been approved a while back. What is the status of the giant condo project on Centennial across from Battlefield park?

King is a one lane each way route starting at Centennial until Grays except for some right hand/left hand turning lanes.

How can these buildings be approved? WHAT did the traffic study show as I can NOT imagine more traffic than there is now at rush hour in the morning and in the afternoon. When the QEW, Redhill, The Link is closed due to an accident or bad weather, we have gridlock on King as people drive through the downtown sector.

I live above Battlefield (the plateau) and have 3 ways to get to King street from my home. (Battlefield, Wardrope and New Mountain road.)

I am shocked to learn of this NEW build as of today and I subscribe to the Hamilton SPEC. I guess our massive tax increases are going to fuel my increased aggravation with the existing traffic problems and the problems to come with how many more units being built within 3-5 block radius of the town centre. Do the Math please city planners.

Helen Louise Thompson

Re: application A.24.106

Julie Volcansek <julie.volcansek@gmail.com>

Tue 6/18/2024 9:48 PM

To:Committee of adjustment <CofA@hamilton.ca>

Cc:Francis, Matt <Matt.Francis@hamilton.ca>

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Hello Committee of Adjustment,

In this email I am requesting to know about both future meetings about this application (A.24.106), any decisions about this application, and any findings from a noise study, parking study or archeological assessment.

I also request access to the meeting via phone 905-975-6832 for the hearing date June 25, 2024.

My name is Julie Volcansek and I reside at 9 Battlefield Drive in Stoney Creek, Ontario. L8G 1T8.

I have a written submission as well which is below and I wish to have included in the proceedings:

I object to many of the non-conforming items on this application, and, as a member of this community living on Battlefield Drive for over 20 years, I am affected by this structure I would like to list my concerns.

1. The height of the structure is not in keeping with the neighborhood and exceeds the allowable height for the lot. The building would be significantly higher than any building on King St from Centennial Parkway to Village Green and the only structure of this height on King St until after Village Green.
2. Parking access on Battlefield Drive would pose not only a traffic hazard but a traffic backlog. Already, each day there is a lineup of cars sitting on Battlefield at the King St light waiting to exit the street. Only approximately 3 cars go through each light when it changes. Placing a parking lot exit and entrance so close to a busy corner (King and Battlefield) is not only dangerous but a traffic jam on a residential street that 50 plus cars entering and exiting multiple times each day will create. We have had several school bus accidents at that corner in the last 10 years and more traffic will not make that corner any safer or less congested.
3. I also object to the structure not meeting the basic minimum requirement of 7.5 meters in the rear yard. We are a residential community that has ample space between homes, as this region was constructed in the 1950s and 1960s, and any building without ample space around it (like the minimum 7.5 meters in the rear yard) would not be in keeping with the design or look of the neighborhood.
4. I object to the fact that the building does not have a 3 meter planting zone between the street line and the parking zone. With climate change happening why would the city ever consider allowing a builder to create a new structure without a basic natural environmental component of a 3 meter strip of green space that not only beautifies the structure and neighborhood but also shows commitment on some basic level to keeping green spaces in our neighborhoods?

5. I object to the smaller parking spaces. If the structure cannot house the correct dimensions of parking spaces then those parking spaces need to be limited and, in a smaller building, the builder would be able to provide adequate parking spaces for each unit instead of limited parking for many units that would, naturally, lead to more street parking and traffic issues on Battlefield drive.

6. I object to the widening of King Street—years ago Olde Stoney Creek residents lobbied for one traffic lane and parking bump outs to slow traffic and keep pedestrians safe. If King street widens in this area, I fear all of the traffic calming that has happened will be lost. The City invested in this vision and it's ridiculous to, only a decade later, trash that vision.

7. I would like a noise study conducted for the property. The noise this many units would bring to an area where noise bounces off the near escarpment could create undue noise for area residents. If there is a roof top leisure zone for residents that noise (gatherings, music etc) would permeate into the neighborhood—one that is relatively quiet.

8. I would like a parking study conducted to consider whether Battlefield Drive and the stoplight close to the parking lot entrance and exit could safely and reasonable support not only this many units but the location of entrance and exit to this dense parking area. Also, if this is a mixed use building, is parking available in the lot for the businesses or will those customers also be parking on Battlefield drive creating more parking issues?

9. I request an archeological assessment as the proposed area is right where the Battlefield of the Battle of Stoney Creek was located. I don't doubt that there are archeological finds buried there that may either need to be collected or may warrant that area as a designated protected area under the National Historic site of Battlefield House or Smiths Knoll across the street.

These are my concerns for this structure. I would like the City to closely consider how, changing 2 houses into a large multi floor building has a huge affect on our street and neighborhood. In looking at nearby buildings, they are 3 floor walk up structures which would be more in keeping with our neighborhood. I urge the City to not approve these plans of non-conformity for this structure and carefully consider why any structure this large would work at this corner—it would not—traffic, rear yard clearances, natural space, height and parking are all issues. I also urge the City to do a noise study, parking study and archeological assessment before agreeing to move forward on any plans.

I request to be included in future meetings and to have any decisions about this lot forwarded to me as well.

I look forward to being at the meeting (on the phone) in June 25th.

Thanks,

Julie Volcansek

A.24.106

tara manoukian <atmanoukian@gmail.com>

Wed 6/19/2024 9:37 PM

To:Committee of adjustment <CofA@hamilton.ca>

Cc:Francis, Matt <Matt.Francis@hamilton.ca>

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Hello Committee of Adjustments,

We are Adam and Tara Manoukian of 3 Battlefield Drive, Stoney Creek. L8G 1T8. Adam would like to attend the variance meeting on Tuesday June 25th at 1:30 via phone at 905.520.4202. Please send further instructions/link to join the meeting. Also, please consider this our formal request to be updated on any future decisions about this application.

After reviewing the variance application along with the additional documents forwarded by the Committee of Adjustments. We request to have this email be on file as our written submission of concerns with A.24.106.

1. Our main concern is the impact on safety. Currently traffic is a major safety issue on the corner of Battlefield and King. We have a traffic light on King and Battlefield that allows maximum 3-4 cars to turn through it. Often at peak times vehicles are backed up the street waiting for another light change. Additionally, trying to turn left from King Street onto Battlefield can be a nightmare, leaving the vehicles behind us backed up past the Village Green lights and aggressive drivers trying to pass in the bike lane or honking for holding up traffic. We would like to see an updated traffic study that measures the sustainability of additional traffic at King and Battlefield specifically measuring traffic volume and flow.
2. Approximately 10 years ago our community lobbied to have the King Street lanes reduced (bumped out) to one lane to incorporate a bike lane and reduce speed through Olde Stoney Creek for pedestrian safety. The City invested in this to support the need to keep pedestrians safe, provide a proper bike lane and encourage cars moving at a slower speed. We would like to voice concern that traffic has increased and safety is even more of an issue. Why would the City now move to undo what was done to provide safety? What measures can we expect to be put in place for continued bike and pedestrian safety to be maintained or improved?
- 3.The above-mentioned investment also included the historical markings on the sidewalks, the gardens, and the lamp posts. Are these going to be replaced with a proposed 3M widening of King Street? These add value and contribute to our community. This project notes it will be using renewable materials (although not specified) when possible but there is a marked loss of open green space and potentially a loss of aesthetic (as noted above: Historical sidewalk notations, lamp posts and gardens along with the larger sidewalks specifically in front of historic site Smiths Knoll).
4. Street parking: We requested the City amend our street parking to two hours maximum and were granted this request only a few years ago. This was to support safety by discouraging prolonged parking and additional traffic on our street. Where do the extra cars from this building park? There are 66 units and only 51 parking spaces. Where would the overflow parking be? I would guess on Battlefield which increases traffic and again

connects with our safety issues. We would like a commitment from the City that our current parking by-laws will continue to be in place and the two hour parking limit will continue.

4. The Ontario Land Tribunal rejected 'massive' towers being built by Battlefield Park (King and Centennial). Their reasoning includes that building would be a "jarring" to the neighbourhood's character. Going on to note, "...would overwhelm Battlefield park, views of the escarpment and the area's landscape...". Albeit a smaller, mid-rise building, this project arguably does the same thing given that it directly abuts the houses behind and there are no large buildings on that side of King Street in Olde Stoney Creek lending itself to also be 'jarring' to the area's landscape and neighbourhood character.

5. The nearby escarpment creates a barrier in which sound bounces back in a sort of echo chamber. We would request access to a noise study that has examined the impact to our community.

6. The historical value of Olde Stoney Creek is paramount as we protect our Indigenous lands and historical artifacts. We would like to request access to or to have an archaeological assessment completed.

Adam and I both grew up in Olde Stoney Creek. We have built a home on Battlefield over the past 15 years and are raising our children in this community. This is our home but is also our investment. We want to be able to enjoy our backyard, feel safe with our children riding their bikes around the block and walking to the park. Safety is paramount to us. We have watched the traffic on the corner of King and Battlefield become an increasing issue and this project feels like it is compounding the issue without any solutions.

The lot on King and Battlefield currently has two homes one of which is in terrible repair and has been what we suspect a constant home to rodents over the years. As a neighbourhood, we are excited to see development, just as we were when the Stoney Creek Recreation Centre was built. Ideally, we would like something smaller that fits the lot size and does not need variances that impact the homes around it. We would like to see the units vs parking spaces balanced to reduce traffic on our street and the City to continue to make pedestrian and bike safety paramount. Ultimately, a building that reflects the traffic that King Street can reasonably absorb without being detrimental to our street and community.

We support growth and innovation. We are proud to see Stoney Creek grow and become a home to many but it needs to be done with an overall consideration to the aesthetic and infrastructure it can support along with consideration for the surrounding community.

We look forward to attending the meeting on Tuesday at 1:30 p.m.

Thank you,

Adam and Tara Manoukian

(No subject)

dominic dionisi <ddionisi@bell.net>

Fri 6/21/2024 9:04 AM

To:Committee of adjustment <CofA@hamilton.ca>

External Email: Use caution with links and attachments

A.24.106 Cancel Application

As residents of 35 Battlefield Drive we are opposed to this development.

Dominic and Tina Dionisi

Re: Objection to A.24.106

Ilona Clark <clark.ilona@gmail.com>

Fri 6/21/2024 12:00 PM

To:Committee of adjustment <cofa@hamilton.ca>

External Email: Use caution with links and attachments

Full address

905 662 4835

24 Battlefield Dr L8G1T7

- > On Jun 21, 2024, at 11:58 AM, Ilona Clark <clark.ilona@gmail.com> wrote:
- >
- > Hello - I writing to voice my objection to a Variance Application #A.24.106.
- >
- > As residents of Battlefield Drive for over 20 years, we are not located with 60 metres of the subject property.
- > However, the impact of a decision to allow building a 7 story structure is negative and impacts residents well beyond 60 metre boundary.
- >
- > We are very concerned that we have not learned about this proposal earlier and that the city did not think it relevant to inform all 62 residences of Battlefield Dr.
- > The traffic issues this would create on our street are vast! We all line up in our cars to exit our neighbourhood via Battlefield and King and anyone who actually lives here knows what that means.
- >
- > Millions were spent in 2009/10 to commemorate the National Historical Site nearby by improving and beautifying King St especially surrounding the Battlefield Dr area. This will all be erased for a 7-story dwelling which far too large and completely ill-suited for the lot size at this important intersection of our town.
- >
- > These just two glaring issues and there are more.
- >
- > Please register us for the Tuesday 1:30pm call on June 25th.
- >
- > Also, I hereby request to receive all communication regarding (meetings, decisions etc) pertaining to this property 61-63 King St W Stoney Creek.
- >
- > Sincerely,
- > Ilona & Dan Clark
- > #24 Battlefield Dr
- > clark.ilona@gmail.com
- >

A.24.106

tara manoukian <atmanoukian@gmail.com>

Tue 7/16/2024 1:24 PM

To:Committee of adjustment <cofa@hamilton.ca>

External Email: Use caution with links and attachments

Hello,

In addition to our previous written submission in June and our attendance at the upcoming July 22 meeting, we request the following written submission be on file.

We object to the proposed variances on 61-63 King Street West (corner of King and Battlefield) for the following reasons and notwithstanding additional concerns to proximity/location to Smith's Knolls cemetery and Battlefield Historical Museum.

1. The proposed building plan is egregious in comparison to the lot size and directly abuts residential property lines in a garish and obstructive way. The requested variances impact the size of the proposed building vs the current zoning allowances. We request that the building be designed in a way that meets zoning requirements and does not require variances and/or additional notes that increase the height, size, etc.
2. We have serious concerns about the impact to pedestrian and bike safety **(including Notes: III encroachment agreement is requesting the building encroach into King Street West's right of way)**. Our pedestrian safety concerns also include the additional traffic on Battlefield Drive of a 66 unit building underground parking lot exiting onto a quiet residential street.

Thank you,
Tara and Adam Manoukian
3 Battlefield Drive
Stoney Creek, ON
L8G 1T8

Regarding new build

Donna-Lee Dixon <mysti98@icloud.com>

Wed 7/17/2024 11:50 AM

To:Committee of adjustment <CofA@hamilton.ca>

External Email: Use caution with links and attachments

Regarding application #A.24.106

I believe this is very u fair to remove ppl who already own a home there. Why displace the already existing home owners when there is plenty of empty lots through out this city?. This will be an eye sore and if they are allowed to have balconies over a sidewalks and I get hurt, due to something falling from a balcony, I can see a lawsuit happening not only to the tenant but the City for allowing this to be built like this and the building owner.

This is a small community and a building of this size is not welcomed. I understand the need for new home but a better location is what is needed.

There has been a very high increase of cars already along King street on a two lane street and this will only add to an already busy street. There is a lot of elderly in this area and I see this as making it a more dangerous area. Already an increase in red light runners (which complaints have been filed) nothing done. And at times when allowed speeders. This is also not fair to those that have bought homes in the area to be blocked in by a building not to say your taking their privacy away and a decrease in property Value as ppl don't want to live near an apartment building. Bad idea from the get go.

Yes please send me info as I would like to attend

Thank you

D Dixon

Sent from my iPhone

61-63 King St Stoney Creek, On

Marion Claege <mclaege@yahoo.ca>

Wed 7/17/2024 10:02 PM

To:Committee of adjustment <CofA@hamilton.ca>

External Email: Use caution with links and attachments

I am writing to express my concern and displeasure with the design of the proposed building for this site.

I understand the need for housing however, this design does not fit into the history of Olde Stoney Creek. The balconies overhanging King Street are an accident waiting to happen. The City has spent many funds to try and make Stoney Creek a safe walking town and if something were to fall from a balcony....

Please review these plans to be more pedestrian friendly and fit into the history of our town.

Thanks for your consideration.

Sincerley,

Marion

Fw: 61-63 king st w - my comments

Sheffield, Jamila <Jamila.Sheffield@hamilton.ca>

Thu 7/18/2024 2:17 PM

To:Committee of adjustment <CofA@hamilton.ca>

From: Francis, Matt <Matt.Francis@hamilton.ca>**Sent:** 18 July 2024 09:52**To:** Sheffield, Jamila <Jamila.Sheffield@hamilton.ca>**Subject:** 61-63 king st w - my comments

Dear Jamila

I wish to send a written correspondence supporting my residents on this matter of 61-63 King St. W Downtown Stoney Creek. My residents are opposing the minor variances brought forward by the applicant. I support my resident's opposition to the minor variances. Particularly I support my residents in their opposition to the additional height requested that would enable an additional storey to be built on this site.

Councillor Matt Francis**Ward 5 – City of Hamilton****(905) 546-2716**Mattfrancisward5.ca[Subscribe for updates](#)

Application #:A.24.106

ann bennie <abennie15@hotmail.com>

Thu 7/18/2024 9:36 PM

To:Committee of adjustment <CofA@hamilton.ca>

Cc:Francis, Matt <Matt.Francis@hamilton.ca>;cityclerk@hamilton.ca <cityclerk@hamilton.ca>

External Email: Use caution with links and attachments

To Whom this Concerns,

As residents of Old Town Stoney Creek for almost 38 years, it is quite alarming that the City of Hamilton is slowly taking more of our downtown core so there will no longer be a downtown core!!

We were a growing little community, with a wonderful downtown core of stores and shops for not only the young families with kids as well as the aging population that has chosen to stay in the area when selling up their homes and moving into the many apartment buildings right downtown to continue to support our local businesses!!

We have had our ups and downs since we were forced into amalgamation, as it seems like the shadow of Hamilton is doing everything in its power to close out our downtown core of stores and shops by taking over parking lots and removing bus service for so many who relied on the bus service and now have to walk a good distance to get the bus!!

It is our understanding that this application is now asking for variances because of the size of the building is far too large for this small plot.

Why is it that we are trying to put more high-rises in downtown core as we already have how many?

A reminder that in the Urban Hamilton Official Plan - Old Town Secondary Plan- General Policies to Residential Policies-- Sections 7.2.1.1 through to 7.2.2.

We hope these will not be forgotten as well as this section mentioned!!

Section 7.2.1.3 the following architectural and landscaping elements shall be encouraged:

- a) Landscaped front yards
- b) Prevention of front yard parking
- c) Under ground parking, screening: and,
- d) Buffering of conflicting uses through overall building and landscaping articulation, fencing, roof-lines, building materials, detailing window and entrance features

We understand this is so called progress as each area grows but downtown Stoney Creek is already chock a block with a steady stream of traffic never mind the rush hours both morning and late afternoon. Then there is the extra chaos on our downtown core when something happens either Toronto or Niagara highway bound traffic cloggy up our roads.

This corner is already busy with not only foot and car traffic with the residents who live on or above Battlefield Drive, then we have the arena with the recreation center next door.

Parking can be an issue already as we both know that so many seniors as well as families use both facilities and parking is limited, you know darn well we will have either residents or visitors using this parking lot, taking spots away from the locals who patronize both facilities.

What if any infrastructure will there be as far as hydro goes?

I am sure those short brown outs we have been experiencing in the early morning hours since the arrival of the high temperatures is having to do with more neighbours acquiring electric/ hybrid vehicles and more homes installing central air are impacting our service here.

With the weather greatly changing with these unbelievable amounts of rain falling in a few hours, where will the rain be absorbed on this site when it becomes concrete and asphalt?

Bottom line, we are not happy. This looks like an eye sore, how does it blend in with the historical Battlefield Park and the rest of the neighbourhood!!

If you would like further communication with either of us please feel free to reach out!!

Thank you for taking this time to read our concerns,

Ann & John Bennie

5 Brandow Court

Stoney Creek, On

L8G1V2

61-63 KING STREET WEST STONE CREEK

Proposed Minor Variances
A-24-106

Committee of Adjustment Meeting

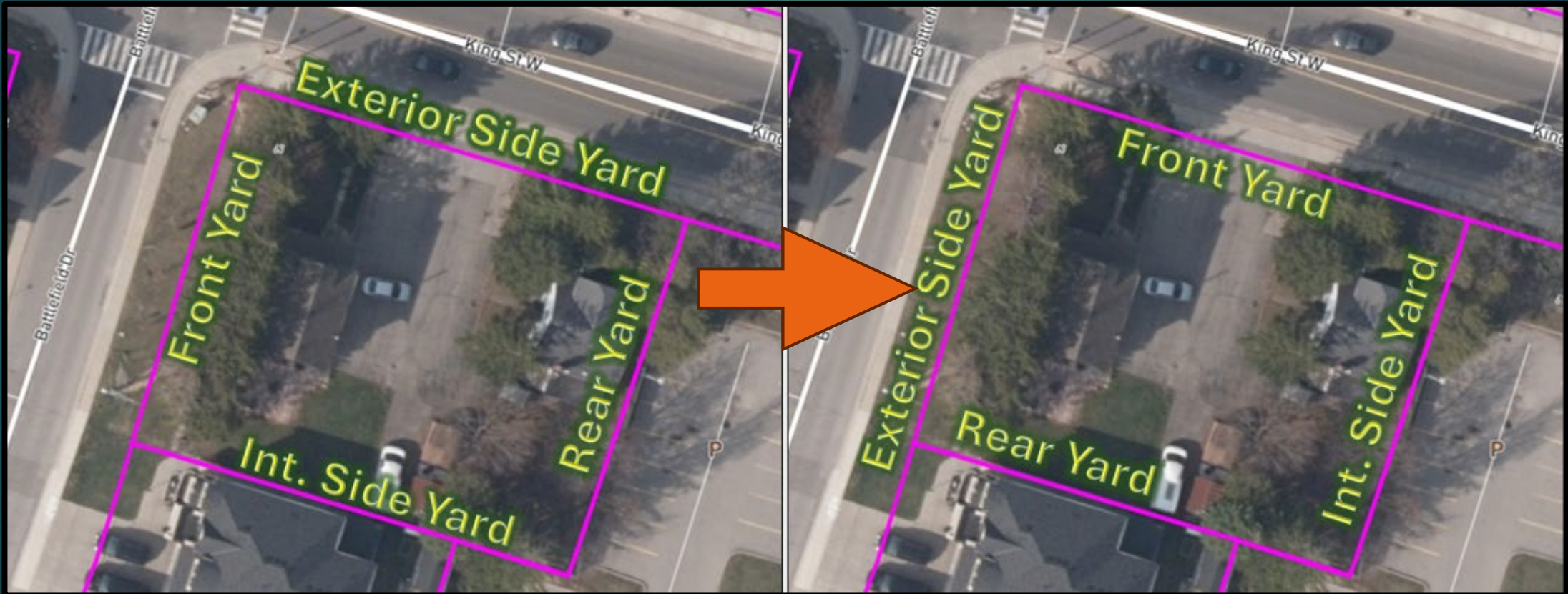
Tuesday, July 23rd, 2024
1:20 pm

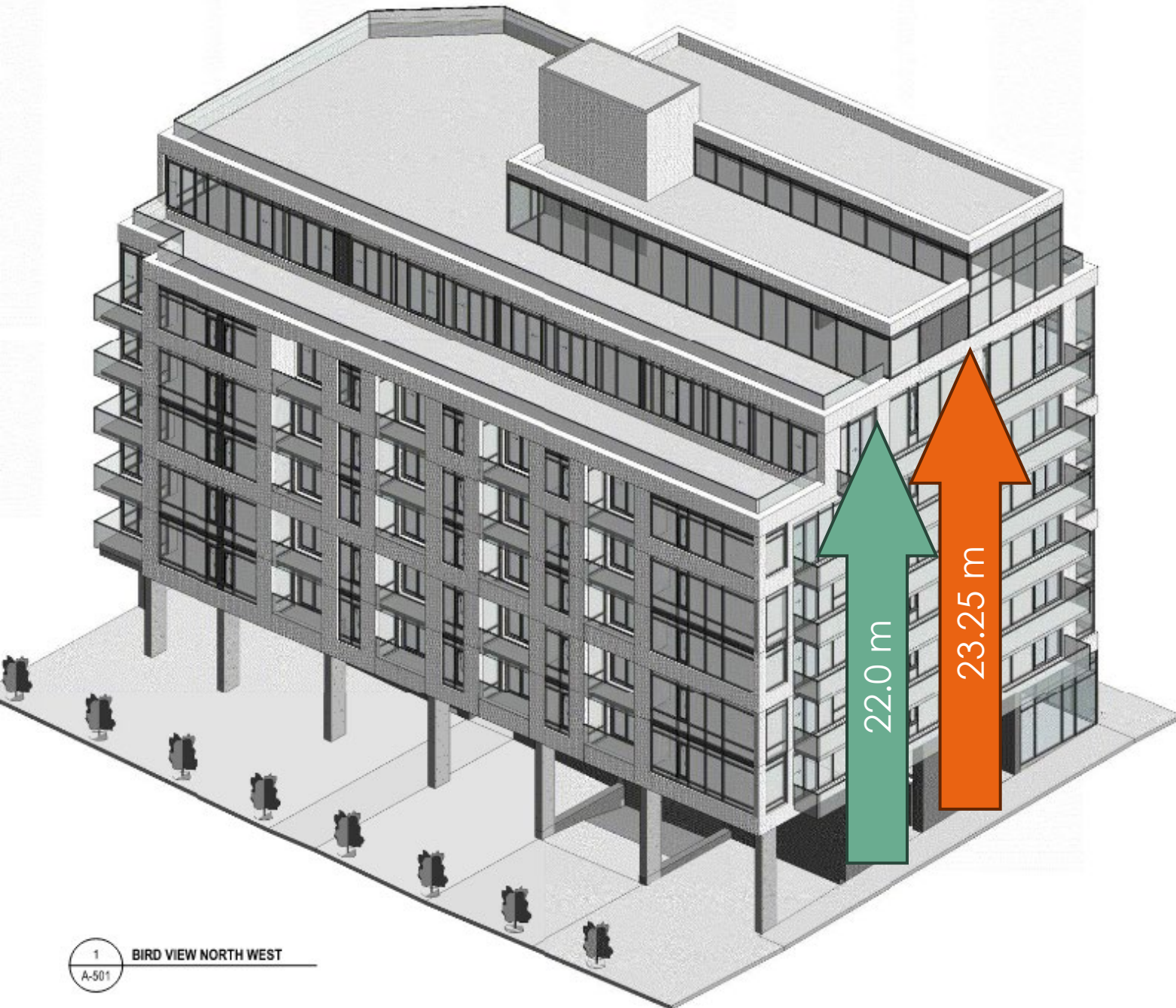
Liam Doherty, MCIP, RPP
Senior Planner,
A.J. Clarke & Associates Ltd.



1: Deem King Street West the Front Lot Line.

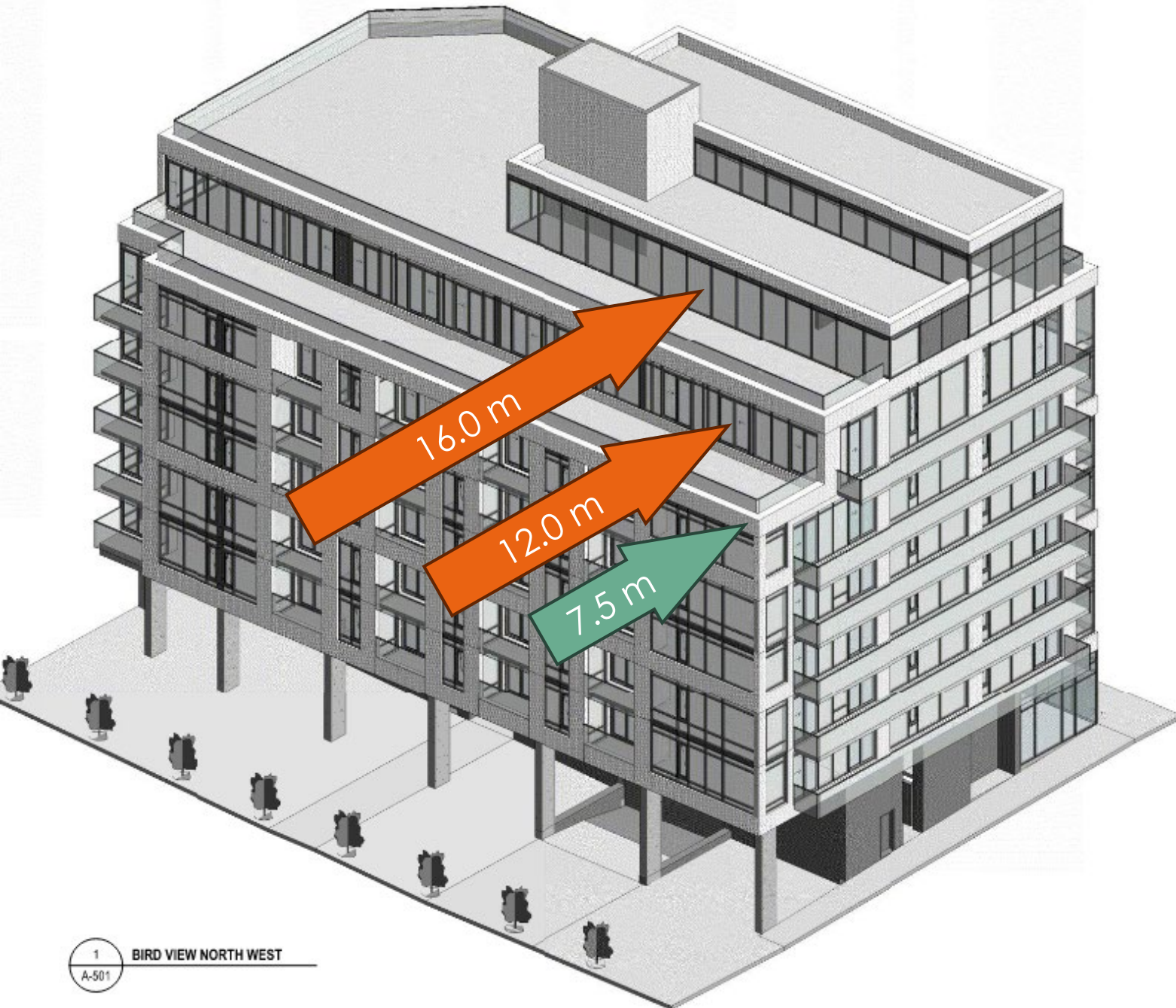
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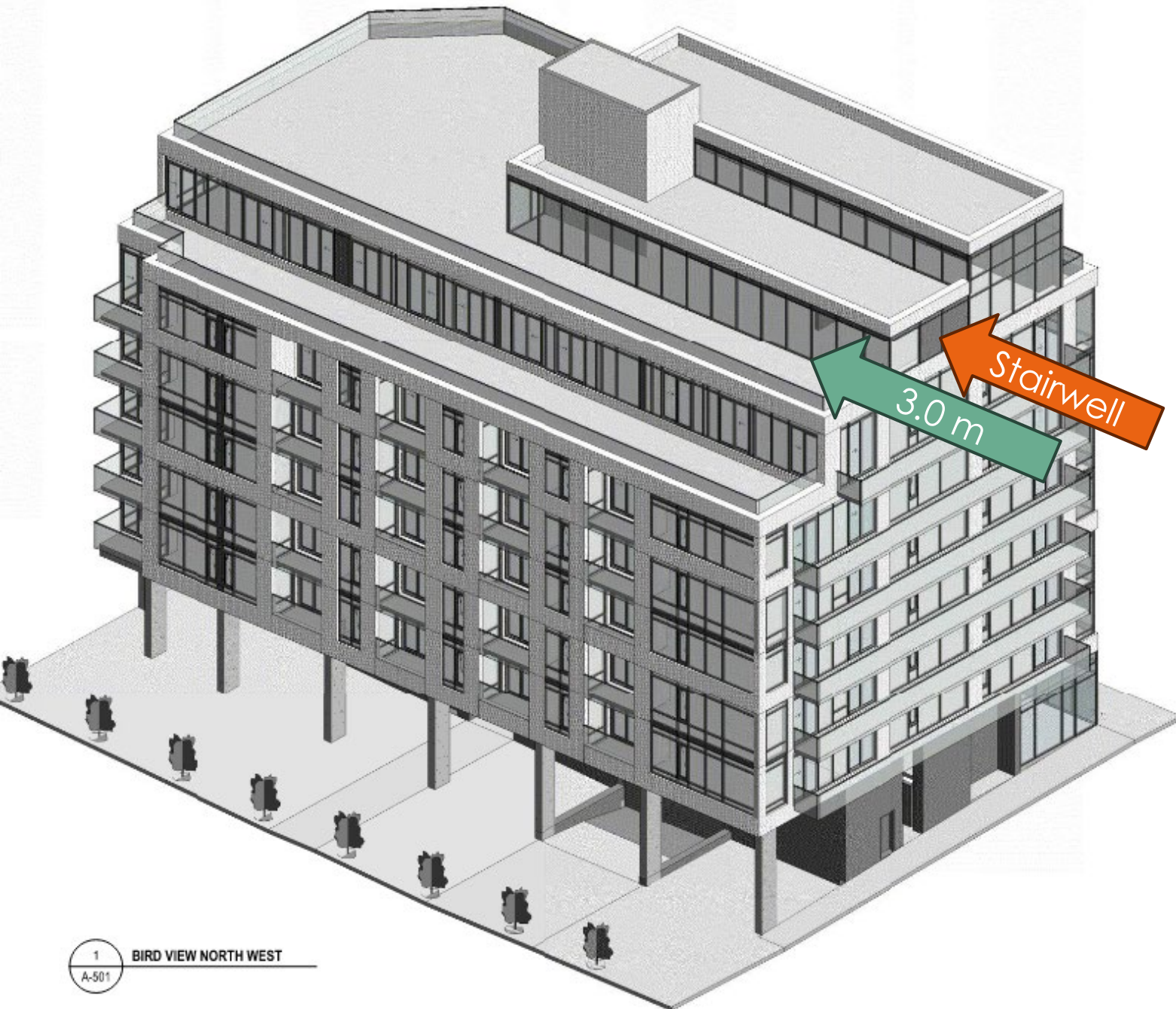




2: Increase the Maximum Permitted Height from 22.00 metres to 23.25 metres

3: **Increase** Minimum Rear Yard Setbacks to Additional Permitted Height and to Rooftop Amenity Room.





4 : To permit a minimum setback of 0.0 metres to a stairwell to a rooftop amenity area from the exterior walls of the storey directly beneath.

Conclusions

- ✓ Conforms to the City of Hamilton Urban Official Plan
- ✓ Conforms to the Old Town Secondary Plan
- ✓ Conforms to the Corridor Design Guidelines
- ✓ Maintains the intent and purpose of the Zoning By-Law
- ✓ Desirable for the development of the land.
- ✓ The proposed variances are *Minor*.
- ✓ Supports the creation of complete communities.

QUESTIONS & COMMENTS

Liam Doherty, MCIP, RPP
Senior Planner
A.J. Clarke & Associates Ltd.

