

Summary of Public Comments Received

Comment Received	Staff Response
Impacts on the existing assumed alleyway and negative impacts as a result of increased traffic	Transportation Planning are supportive of residential development on the subject lands based on the Transportation Assessment submitted, and the applicants are required to enter into a maintenance agreement with the City to be able to use a portion of the alleyway as part of the development. The requirement for a maintenance agreement has been included as part of the Draft Zoning By-law attached as Appendix B to Report PED25081.
Shadow Impacts on Neighbouring Properties	Staff received a Shadow Study as part of the proposed Zoning By-law Amendment application. Staff are satisfied that the proposed Shadow Study meets the required Terms of Reference by allowing a minimum of three hours of sunlight on public spaces and unduly overshadow the rear yards of the existing low density residential uses adjacent to the site.
Concerns about decreasing property values	Staff are not aware of any empirical evidence to suggest property values will decrease.
Increased Crime	Staff are not aware of any empirical data to support this.
Loss of Privacy	Staff have reviewed the proposed setback and stepbacks provided as part of the proposed development. Based on staff review, an appropriate transition has been provided in order to not create a privacy concern.
Negative Impacts to pets and wildlife	The City of Hamilton's Noise Control By-law No. 11-285 states that no person can make or permit an unreasonable noise or a noise that is likely to disturb their neighbours. As well, as part of a future Site Plan Control application a Construction Management Plan would be required as part of a future Site Plan Control application to address any construction impacts.

From:
To: [Baldassarra, Alaina](#)
Cc: [Office of Ward 3 City Councillor Nrinder Nann](#)
Subject: 87 Ashley St - ZAC-25-007
Date: Thursday, February 13, 2025 4:06:27 PM

External Email: Use caution with links and attachments

Hello,

Our property is immediately West of the proposed building site and we have serious concerns about the building's height and the resulting impact on our available sunlight, the privacy of our backyard, the loss of our property value.

If the building were to be 4 storeys tall, we would be far less concerned. But at 6 storeys and 20m (65') in height, this building will absolutely tower over our property. We would lose morning sun during the already darkest months of the year. And we would completely lose privacy to enjoy our backyard during the warmer months, especially with balconies directly overlooking our space. A building of this height directly adjacent to us will completely decimate our property's resale value.

As a household, we support the construction of housing. But that housing needs to be affordable, geared-to-income, and blend with the existing community.

This 6-storey behemoth is proposed on a quiet, residential side-street, not a main road or intersection. It would be the tallest building for 1km in any direction. As far as we know, there are no plans to make the units "affordable" or "geared-to-income".

We strongly encourage the building height to be reduced to 4 storeys which will allow it to blend more seamlessly with the surrounding neighbourhood and lessen the impact on our family's privacy and day-to-day life.

Furthermore, since this will be a private, profit-driven development at the community's expense, the developers should be committed to community and neighbourhood improvements including, but not limited to:

- Paving the shared neighbourhood parking lot just South of 106 Steven St
- Winter snow clearing and maintenance of that parking lot and the alleys leading to and out of it

Thank you for considering our concerns.

From:
To: [Baldassarra, Alaina](#)
Cc: [Office of the Mayor; Office of Ward 3 City Councillor Nrinder Nann; matthew.green@parl.gc.ca](#)
Subject: Application File Number ZAC-25-007
Date: Tuesday, February 11, 2025 11:46:26 PM

External Email: Use caution with links and attachments

February 11, 2025

To:
Alaina Baldassarra, Planner 1, City of Hamilton
Planning and Economic Development Department
Development Planning – West Team
71 Main Street West, 5th Floor, Hamilton, On, L8P 4Y5

Hello Ms Baldassarra:

re: Application file number: ZAC-25-007

Yesterday afternoon, February 10, I received a 'Notice' in the mail from your department, seeking comments on the above file. The notice is dated January 31, but only arrived in my mailbox yesterday. It advises that only responses received PRIOR to February 14, 2025 will be accepted for inclusion in your report. That translates effectively, to only 3 business days.

Is that the standard response time afforded by your department?

Regardless:

I wish to request some information/assurances from your department with respect to this zoning application.

I attended an online "Community Engagement Meeting",

hosted by GSP Group on August 14, 2024.

At the meeting, a rather rushed, and obviously rehearsed presentation, there were a couple of points that caused me concern.

1.

The mention that the laneways/alleys around the new building will be widened.

At the online meeting, I pointed out that the portion of the alley running east from Steven Street between 128 and 124 Steven can not be widened as both those houses abut the alley.

My voiced concern was not addressed.

In your notice there is again a statement that the alleys will be remediated and expanded to 6.0 meters (20 feet)

I measured the distance between the base of 124 and 128 Steven Street today. It is 3.7 meters (12 feet). If that section of alley is to be widened, it will necessitate the tearing down of one or both houses.

Is there any intention to acquire one or both houses? I am aware that 128 Steven Street is owned by McGivney Community Homes (Managed by Kiwanis), and their intention is to sell the property.

Is the acquisition of this address part of the plan for widening the alley?

My house has a 'right of way' for ingress and egress from my back yard to the alley, on the eastern end of the 128 Steven Street property. That will need to be respected and maintained, regardless of any changes in

planning for the new structure.

2.

In the August 14th presentation, there was a projection showing how the shadow cast by the building will affect houses south of 124 Steven Street.

There was only one specific date demonstrated. GSP chose a date in March (on or near the March equinox).

This appears to be at best, an unfortunate mistake... I hope not a cynical manipulation.

The owners of yards affected would benefit from illustrations of shadow projections at the June solstice, and September equinox. These would honestly illuminate (pardon the pun) the effect of shadow during their growing and seasonal entertainment enjoyment of their yards.

This issue does not affect my property, but I was offended for those owners.

At this point, I need to thank you for your attention, and hope my comments are useful and helpful to both existing owners. and the new residents coming to our neighbourhood.

As a life-long-left-leaning person, the prospect of more secure housing being provided is uplifting and welcome.

Subject: Opposition to Proposed Apartment Construction (Steven Street and Ashley Street)
Date: Tuesday, February 11, 2025 9:29:26 AM

Opposition to Proposed Apartment Building Behind My Home

Dear Alaina,

I am writing to formally express my strong opposition to the proposed apartment building behind my home . This project is not only unnecessary, considering the availability of existing vacant homes on James Street, but it also presents a host of serious concerns that will directly and negatively impact my household and the neighborhood as a whole.

Destruction of a Local Business

The decision to tear down a functioning local business to make room for an apartment building is entirely unjustified when there are vacant homes available elsewhere. Rather than displacing an existing establishment, efforts should be made to revitalize and utilize these empty properties, preserving the integrity of our neighborhood while addressing housing needs in a responsible and sustainable way.

Severe Invasion of Privacy

This apartment complex would place multiple stories of residents with direct sightlines into my home and yard, eliminating any sense of privacy my family currently has. It is unacceptable that we would be forced to endure constant surveillance from unknown individuals simply because of a poorly planned development.

Construction Disruptions and Long-Term Harm

The inevitable noise, dust, and debris from construction will make it nearly impossible to enjoy my home. This level of disturbance directly interferes with my right to reasonable enjoyment of my property. Furthermore, this construction will actively violate my privacy, with workers and equipment stationed mere feet from my backyard for months—if not years

—on end.

Increased Traffic, Pollution, and Safety Risks

An influx of new residents means a drastic rise in vehicle traffic, congestion, and pollution in an already established neighborhood. With additional cars comes increased air and noise pollution, making the area less livable for current residents. More foot traffic near my property also raises concerns about crime, theft, and general safety, making my home and others around it more vulnerable to unwanted activity.

Harm to Pets and Local Wildlife

The heavy construction and the subsequent influx of residents will have detrimental effects on the animals living in our home and those in neighboring properties. Loud machinery, vibrations, and increased human activity will cause immense distress to pets and local wildlife, creating an environment of fear and instability.

Destruction of Natural Light and Vegetation

The height and placement of this building will permanently block sunlight from reaching my yard. The lack of sunlight will kill the grass and vegetation in my backyard, turning what was once a vibrant and livable space into a barren, unusable area. This drastic and irreversible effect is entirely unacceptable.

Conclusion

This proposal disregards the well-being of current residents, prioritizing profit over community. I urge the City of Hamilton to reconsider this ill-conceived project in favor of a solution that does not disrupt the lives of those who have already built their homes and livelihoods here. There are better locations and alternatives that would not cause such widespread harm.

I expect my concerns to be addressed and taken seriously, and I look forward to your prompt response.

From:
To: [Baldassarra, Alaina](#)
Subject: 87 to 109 Ashley Street - Re: 116 Steven St
Date: Friday, February 14, 2025 11:01:45 PM

External Email: Use caution with links and attachments

Hi Alaina,

Sorry for the late reply here. My wife Martha and I are the owners of 116 Steven St. Our neighbors recently filled us in on the proposed condos behind our house. We just purchased in May 2023, and to hear about our loss of privacy having a 6-story condo behind us, the loss of sunlight especially through the winter, and even the construction and what comes with it, we just want to be in tune with what's going on here. My neighbor shares plumbing with the building behind us. We have access to the public back alley, what will happen to my alley access? Just need to be filled in on what's going on, and what we can do to make this situation fair for all parties involved.