

From: Karin Hewlett

Sent: Tuesday, May 6, 2025 1:42 PM

To: clerk@hamilton.ca

Cc: Cassar, Craig <Craig.Cassar@hamilton.ca>; Ward 12 Office <ward12@hamilton.ca>; Fiorino, Michael <Michael.Fiorino@hamilton.ca>

Subject: Notice of public meeting of the planning committee letter: Subject: 559 Garner Rd. East Ancaster

External Email: Use caution with links and attachments

Good afternoon,

As per the “Notice of public meeting of the planning committee” letter dated April 18, 2025 I just received in the mail for UHOPA-21-010, subject: 559 Garner Rd. East Ancaster. I wanted to note a few of my questions and concerns.

1. This development along with the massive town house construction just at 509 Southcote will cause a huge increase in traffic in the area. How is the infrastructure set up to handle the massive increase in people, cars, and construction?
 - a. Increase in water/electricity usage in a small area
 - b. Massive increase in traffic -road quality, safety
 - c. The project includes provisions for underground parking which can have various impacts to the environment. Environmental impacts include soil disturbance, eventual erosion, sedimentation, and soil compaction. Subsequently, this development can also generate significant noise and vibration which can disturb local residents, wildlife, and impact surrounding infrastructure.
2. The loss of green space can have a significant impact on the local wildlife and their natural habitats. We need to take into account the impact of development on our ecosystem and ensure that we preserve and even enhance the natural habitat in the area.
 - a. Ancaster is choosing to destroy the green space to accommodate developers.
3. The residents have already had a Southcote road closure which will be 2 years when it's completed (if all goes well). This construction will cause more road work and traffic interruption to the area -we have already put up with to so much!
4. The tree protection plans for the build site 559 Garner Road and there are specific species of protected trees provisioned for removal including Black Cherry (*Prunus serotina*), Black Walnut (*Juglans nigra*), White Ash (*Fraxinus americana*) and White Oak (*Quercus alba*). These trees are protected under Hamilton's Tree By-law (No. 10-150) which exists to ensure their continued health and preserve the benefits they

provide to the environment. Can you please confirm why this will be cut if they are part of the tree by-law?

- a. Its also noted that all 40 trees are indicated to be removed. Not any ability to keep any? How is it a *tree protection plan* when all the trees are set to be removed? What exactly is being *protected*?
5. Further to the argument of biodiversity, Ancaster is home to several important species of wildlife whose presence in beneficial to the environment. The area proposed for development provides a safe corridor to many different species – some of which are endangered. Here are a few:
- a. Birds: Ancaster is home to a diverse range of bird species, including several that are considered at-risk or endangered, such as the Eastern Meadowlark and the Chimney Swift. Birds play an important role in controlling insect populations, pollinating plants, and dispersing seeds.
 - b. Bats: Several species of bats are found in Ancaster and surrounding area. In particular, the Little Brown Bat (*Myotis lucifugus*) and the Northern Myotis (*Myotis septentrionalis*) are both listed as Endangered under the federal Species at Risk Act (SARA). These bats and others are important pollinators and insectivores and can help to control mosquito and other insect populations.
 - c. Bees: Hamilton is home to a wide variety of bee species, including the Rusty-patched Bumblebee, which is considered at-risk. Bees play a crucial role in pollinating plants, which is essential for maintaining healthy ecosystems and food production.
6. How are the [Green Development Standards](#) being considered? This new build will not:
- a. improve air quality OR
 - b. Protect and enhance ecological functions, integrate landscapes and habitats and decrease building-related bird collisions and mortalities
7. Will the condos be family friendly? [Family Friendly Housing | City of Hamilton](#)
- a. If so and they will be is there any park space included? Safety protocols for increased road safety to address an increase of children in the high traffic area?
8. Hamilton is aiming for a canopy coverage of 40%, which is critical for supporting the health and well-being of our community. Currently, Hamilton sits below that mark at roughly 18%. This makes our goal of 40% canopy cover by 2040 seem nearly unattainable. Just a note that the cutting of all these trees will only keep us well under this 40%. .

9. At a recent development of yours at 467 Charlton Avenue East, Hamilton your website indicates that *“The goal of the design to provide a unique residential development that would respond to both the natural character of the site and the proximity to downtown. To the north and west, the site offers views of downtown, the Stinson Neighbourhood and Hamilton Harbour. To the south is an uninterrupted view of escarpment trees. The buildings are situated to permit a clear view of the escarpment from the north-south neighbourhood streets below, and during the design process, they were reduced in width to ensure these views were preserved and enhanced.”* In this project it seemed to incorporate the tree views and embrace the nature landscape in the area. Is this something that you would also consider with the 2 properties 559 Garner Road East (Ancaster, ON) and 509 Southcote Road Ancaster Ontario?

10. At the 509 southcote development there is already a plan to remove 376 trees. Only **4** trees are remaining. The removal of all these trees is a large detriment to the neighbors and surrounding business as well as the potential buyers as without these trees there will an increase in noise traffic from Garder road. There is a great tree line bordering the surrounding houses and yet this was not even considered.

11. A recent development - Zeina homes (382 Southcote Road) worked with the city to keep 10 bordering giant conifer trees. This is a great example of a developer that has the balance of development and city needs and wants.

Our city needs to focus on the current city state and the green space for our children and current residents. I understand there is a housing issue, and this is high density but given the town house development around the corner the impact is significant to this small area of our community. At what point do we stop tearing apart our greenspace and natural animal habitats? How come some of the trees are not being kept? Its not as easy? There needs to be a balance between building and environmental impact and preservation.

Please confirm receipt of this email.

clerk@hamilton.ca please add this to the May 23 agenda concerning 559 Southcote Road E. Ancaster.

Thank you for your time

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1. This development along with the massive town house construction just at 509 Southcote will cause a huge increase in traffic in the area. How is the infrastructure set up to handle the massive increase in people, cars, and construction?

As part of the application process Development Engineering has reviewed the submitted Functional Servicing Report and Transportation Planning has reviewed the Transportation Impact Study. Staff have determined that the road network can accommodate the demand resulting from the proposed development. Development Engineering has determined that there is existing capacity in the water and sanitary system to service the proposed development.

- a. Increase in water/electricity usage in a small area

This requirement is managed by Alectra. They were circulated the application and did not provide feedback regarding the proposed developments impacting the overall electricity usage in the area.

- b. Massive increase in traffic -road quality, safety

A Transportation Impact Study has been reviewed and approved by Transportation Planning and the increase in volume can be supported by the road network. Additional upgrades including a road widening and extension of the multiple purpose trail will extend along the east side of Southcote Road along the frontage of the subject lands. Further, through the Site Plan Control application process additional measures may be recommended.

- c. The project includes provisions for underground parking which can have various impacts to the environment. Environmental impacts include soil disturbance, eventual erosion, sedimentation, and soil compaction. Subsequently, this development can also generate significant noise and vibration which can disturb local residents, wildlife, and impact surrounding infrastructure.

A construction management plan will be prepared as part of the future Site Plan Control process. The construction noise will have to follow local noise requirements.

Underground parking is proposed for the development and will require the appropriate approvals through both Planning and Building departments, including Grading, Erosion and Siltation Control Plans. In addition, the City does require underground parking structures to be sealed (“bath tubing”) in effort to not dewater.

2. The loss of green space can have a significant impact on the local wildlife and their natural habitats. We need to take into account the impact of development on our ecosystem and ensure that we preserve and even enhance the natural habitat in the area.
 - a. Ancaster is choosing to destroy the green space to accommodate developers.

The subject land is not identified as a Core Area or Linkage within the Urban Hamilton Official Plan. In addition, the subject lands are not considered a woodlot. Although there is tree removal occurring, staff have worked with the applicant to ensure there is sufficient soil depth to accommodate vegetation growth on the site and the developer will be required to provide tree compensation for trees removed.

3. The residents have already had a Southcote road closure which will be 2 years when it’s completed (if all goes well). This construction will cause more road work and traffic interruption to the area -we have already put up with to so much!

The timing of the development is unknown. The applicant will be required to submit a Site Plan Control application and Holding Removal application prior to submission of Building Permits. As well, a condition of Site Plan approval is a Construction Management Plan should the applicant be seeking any type of road closure or road work.

4. The tree protection plans for the build site 559 Garner Road and there are specific species of protected trees provisioned for removal including Black Cherry (*Prunus serotina*), Black Walnut (*Juglans nigra*), White Ash (*Fraxinus americana*) and White Oak (*Quercus alba*). These trees are protected under Hamilton's Tree By-law (No.

10-150) which exists to ensure their continued health and preserve the benefits they provide to the environment. Can you please confirm why this will be cut if they are part of the tree by-law?

- a. Its also noted that all 40 trees are indicated to be removed. Not any ability to keep any? How is it a *tree protection plan* when all the trees are set to be removed? What exactly is being *protected*?

The Ancaster By-law (2000-118) regulates specific tree species that are 45 cm diameter-at-breast-height (DBH) or greater. This by-law does not apply to trees that are to be injured or removed as part of a tree protection plan.

5. Further to the argument of biodiversity, Ancaster is home to several important species of wildlife whose presence in beneficial to the environment. The area proposed for development provides a safe corridor to many different species – some of which are endangered. Here are a few:
 - a. Birds: Ancaster is home to a diverse range of bird species, including several that are considered at-risk or endangered, such as the Eastern Meadowlark and the Chimney Swift. Birds play an important role in controlling insect populations, pollinating plants, and dispersing seeds.
 - b. Bats: Several species of bats are found in Ancaster and surrounding area. In particular, the Little Brown Bat (*Myotis lucifugus*) and the Northern Myotis (*Myotis septentrionalis*) are both listed as Endangered under the federal Species at Risk Act (SARA). These bats and others are important pollinators and insectivores and can help to control mosquito and other insect populations.
 - c. Bees: Hamilton is home to a wide variety of bee species, including the Rusty-patched Bumblebee, which is considered at-risk. Bees play a crucial role in pollinating plants, which is essential for maintaining healthy ecosystems and food production.

The removal of vegetation would need to comply with the ministry and municipal requirements. The subject land is not identified as a Core Area or Linkage within the Urban Hamilton Official Plan and the through the review it does not appear that species at risk have been identified. Further review will occur through Site Plan Control with regards to removal and protection and the timing for removal of trees.

6. How are the [Green Development Standards](#) being considered? This new build will not:
 - a. improve air quality OR

- b. Protect and enhance ecological functions, integrate landscapes and habitats and decrease building-related bird collisions and mortalities

The applicant is aware of the Green Building Standards and that they will be applicable when detail submission of Site Plan Control application occurs.

- 7. Will the condos be family friendly? [Family Friendly Housing | City of Hamilton](#)
 - a. If so and they will be is there any park space included? Safety protocols for increased road safety to address an increase of children in the high traffic area?

Family friendly units are proposed in the development. The proposal currently demonstrates 40 % of the units being family friendly and the City has secured best practices of requiring a minimum of 25% family friendly units within the amending Zoning By-law. Amenity area, both outdoor and indoor, is provided for the residents.

- 8. Hamilton is aiming for a canopy coverage of 40%, which is critical for supporting the health and well-being of our community. Currently, Hamilton sits below that mark at roughly 18%. This makes our goal of 40% canopy cover by 2040 seem nearly unattainable. Just a note that the cutting of all these trees will only keep us well under this 40%. .

The City of Hamilton does require 1 to 1 compensation for any removal of trees. If the trees are not compensated via planting on the subject lands compensation is required for the remaining trees so that the City may replant these trees.

- 9. At a recent development of yours at 467 Charlton Avenue East, Hamilton your website indicates that *“The goal of the design to provide a unique residential development that would respond to both the natural character of the site and the proximity to downtown. To the north and west, the site offers views of downtown, the Stinson Neighbourhood and Hamilton Harbour. To the south is an uninterrupted view of escarpment trees. The buildings are situated to permit a clear view of the escarpment from the north-south neighbourhood streets below, and during the design process, they were reduced in width to ensure these views were preserved and enhanced.”* In this project it seemed to incorporate the tree views and embrace the nature landscape in the area. Is this something that you would also consider with the 2 properties 559 Garner Road East (Ancaster, ON) and 509 Southcote Road Ancaster Ontario?

The “L” shaped building has been designed to be compact form to define the street edge along Garner Road East and Southcote Road and activate the public realm. The location and shape of the building, as well as the increased setback of 19 metres to the low density residential dwellings to the north, reduces the

potential for shadowing or overlook impacts. A Shadow Study prepared by SRM Architects Inc. by E. Thomas dated August 20, 2021, and revised February 22, 2023, and September 18, 2024 and demonstrated the proposal exceeds the minimum requirements.

10. At the 509 Southcote development there is already a plan to remove 376 trees. Only 4 trees are remaining. The removal of all these trees is a large detriment to the neighbors and surrounding business as well as the potential buyers as without these trees there will be an increase in noise traffic from Garder road. There is a great tree line bordering the surrounding houses and yet this was not even considered.

509 Southcote Road was a result of an appeal to the Ontario Land Tribunal.

11. A recent development - Zeina homes (382 Southcote Road) worked with the city to keep 10 bordering giant conifer trees. This is a great example of a developer that has the balance of development and city needs and wants.

Staff has worked with the applicant and do make preservation of vegetation a priority but do have to balance a number of planning policies, design elements and infrastructure priorities / constraints. The subject lands have been designated for residential development through the Ancaster Official Plan and the Meadowlands Neighbourhood III Secondary Plan. While the proposal is more intense use than what was originally anticipated when the secondary plan was approved in 2009, it does support compact the midrise multiple dwelling form that allows for a range of housing options that would support the neighbourhood and helps mitigate the need for further urban sprawl.

Our city needs to focus on the current city state and the green space for our children and current residents. I understand there is a housing issue, and this is high density but given the town house development around the corner the impact is significant to this small area of our community. At what point do we stop tearing apart our greenspace and natural animal habitats? How come some of the trees are not being kept? Its not as easy? There needs to be a balance between building and environmental impact and preservation.

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