

PRESERVE OUR GREEN SPACE

**City of Hamilton Planning Committee
May 1, 2012**

**on behalf of the boards of 2,3,4000 Creekside Drive
and residents of 1000 Creekside Drive
former Town of Dundas**





Good morning. My name is Allan Sharp. I am the seventh generation of my family to have been born and raised in Dundas. After retiring as Dean of Science at the University of New Brunswick, I returned to Dundas and purchased a condo at 1000 Creekside Drive. My role today is to guide us through a coordinated presentation on behalf of owners of the four Creekside Condos. There will be 8 speakers. Thank you for the opportunity to participate in the planning process for our community and for Hamilton's future. Thank you as well for your commitment to public service. We believe it is essential to preserve open green space at the centre of Spencer Creek Village. We urge you to deny the proposal before you to replace that green space with a condo building. We believe the choice is clear and our presentations will aim to show you why we think that.

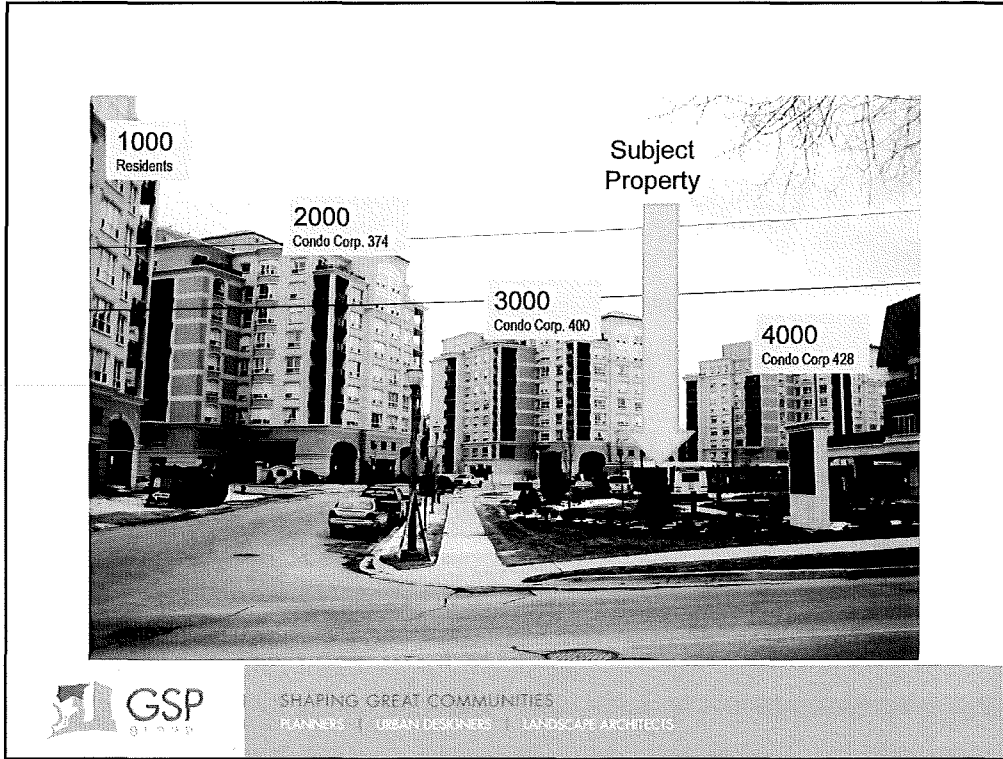
At the end of these presentations, I will provide a closing statement.

Our first speaker is Brenda Khes of GSP Group, who will provide a Planning Review.



**2555 CREEKSIDE DRIVE
PLANNING REVIEW
May 2012**

PLANNERS URBAN DESIGNERS LANDSCAPE ARCHITECTS



Represent 3 Condominium Boards for:

- 2000, 3000 and 4000 Creekside Drive and
- Owners Group for 1000 Creekside Drive

DEVELOPMENT CHRONOLOGY

- 1990's
 - Original proposal initiated in 1997
 - brownfield intensification proposal
 - compact design with many amenities
 - 4 public meetings to discuss density, height, traffic and servicing



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- Original vision for this area was a brownfield intensification proposal to provide an overall development with a compact design with many amenities.
- Extensive public input - 4 public meetings to discuss density, height, traffic and servicing

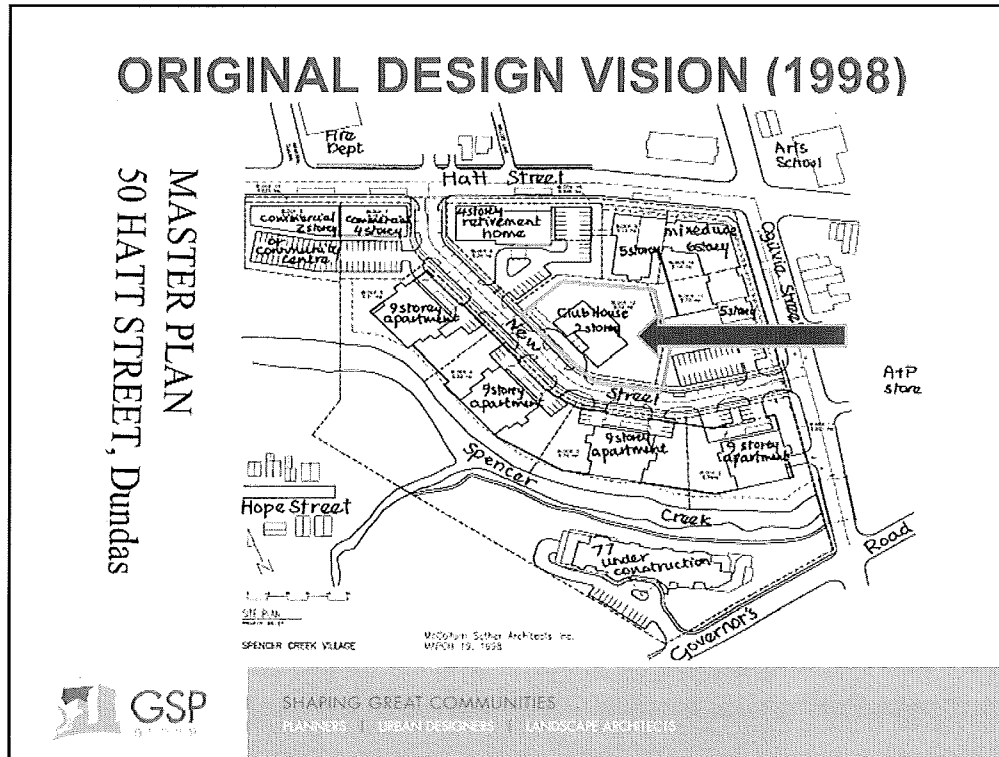
OFFICIAL PLAN AMENDMENTS

- Dundas **OPA No. 31** (1998) approved to permit:
 - 350 apartment units
 - retirement home - max 100 residents
 - Max gross density 100 units/ha
- **OPA 9** (2005) density transfer request
 - 322 apartment units (↓)
 - Retirement home – max 151 residents (↑)



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- Lands redesignated from “General Industrial” to “Residential”
- No individual designation of blocks/lots
- One overall designation with specific policies to guide the redevelopment of the overall block
- OPA 9 approved on the basis that the amendment maintained overall density of 100 units per ha



- Note size and location of club house block.
- the redevelopment and intensification of this former brownfield site was a contentious issue for the Town in 1998.
- Height, in particular, stimulated significant public opposition at the time of the proposal as residents were concerned about shadowing and loss of view.
- The success of the 50 Hatt Street redevelopment project was largely based on the original vision.
- The surrounding existing community as well as municipal planning staff, Committee and Council, were “sold” on the overall design vision which included a street wall comprised of a:

- 4-6 storey retirement home along Hatt Street and Ogilvie Street and
- four 9-storey towers with large openings between buildings to permit a multitude of views, allow for light to penetrate, provide privacy, and mitigate negative micro-climatic conditions.
- All of these buildings created a frame for the central low profile community centre and outdoor amenity space.

HEIGHT/DENSITY JUSTIFICATION

- *“taller buildings will allow the developer to **maintain more green space on this site...**”*
- *“two or three options for this site using six storey buildings had been proposed, but the new proposals with nine storey buildings would achieve the same density **but allow for more green space.**”*



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- Part of the rationale provided by the developer with respect to the “high-rise” apartment buildings was that by building “up” there would be more open space on the ground for amenity purposes. - this is a common compromise in the development industry
- The developer’s planner, Mr. Ken Dakin, advised that *“taller buildings will allow the developer to maintain more green space on this site...”*
- The architect, Ms. Joanne McCallum stated that *“two or three options for this site using six storey buildings had been proposed, but the new proposals with nine storey buildings would achieve the same density but allow for more green space.”*

PARK AND RECREATION ZONE (PR1)

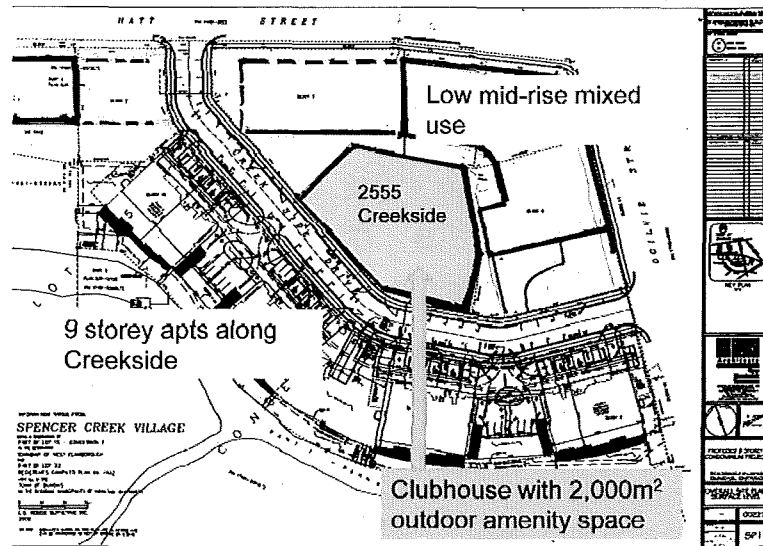
- Subject lands zoned for park and recreational purposes (1998 and 2005)
- Requirement: ***“a minimum landscape area with a total combined area of 2,000 m² shall be provided and maintained in the side and rear yards and shall be used for outdoor amenity purposes”***



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- The ZBA clearly articulated the vision for this brownfield intensification project.
- ZBA 4436-98 and amending ZBA 05-052 provided very specific zones for each block within the draft plan of subdivision consistent with the design vision.
- A very specific requirement to respond to community needs and to address outdoor amenity space requirements of the retirement home.
- You will hear some of the residents of Spencer Creek speak to the need for this landscaped open space area that was promised to them when they bought into Spencer Creek Village

PARK and RECREATION BLOCK



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The zoning articulated the vision for this new infill community:

- Low to mid-rise mixed uses along Hatt and Ogilvie;
- apartments (9 storeys) along Spencer Creek; and
- a moderately sized (based on the required setbacks) clubhouse with a minimum of 2,000m² (0.5 acres) of outdoor amenity space in the side and rear yard

TOWN OF DUNDAS ZONING BY-LAW

Requirement	Regulation
Minimum Lot Frontage	70 metres
Minimum Front Yard	4.5 metres
Minimum Side Yard	17 metres
Maximum Height	8 metres
Landscape Requirements	3 metre landscape strip abutting the street line 3 metre buffer strip adjacent to any lot line that abuts a residential zone including a visual screen to a minimum height of 1.8 m (fencing, plant material, or a combination of both)
Outdoor Amenity Area	A minimum landscape area with a total combined area of 2,000 m² shall be provided and maintained in the side and rear yards and shall be used for outdoor amenity purposes.



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- OP does not articulate details of the park and open space block BUT vision for this block has been clear from the beginning.
- the potential use of the site for club house and the required outdoor amenity area is explicit in the Zoning By-law
- The Site was intended for recreational purposes including a required OUTDOOR AMENITY AREA – this outdoor amenity area requirement is unusual today and was unusual in 1998
 - not a common zoning requirement -
 - it was included because the design vision was to provide a general open space area for the residents of the overall development
 - Its inclusion was part of the developers rationale for the density that was proposed at the time and part of the marketing design vision for the brownfield redevelopment
 - No justification for its removal has been provided.
- The applicant has justified why the club house may no longer be required; however no rationale has been provided for the removal of 2,000m² of outdoor amenity space or how the required shortfall of outdoor amenity space for the retirement home will be replaced

RETIREMENT HOME: OUTDOOR AMENITY SPACE

ZBA 44436-98 (original)

- Requires **275m²** of outdoor amenity area in the rear yard of the block **AND** *“additional landscape area shall be provided to service the outdoor amenity needs of the residents on the lands identified as H-PR1/S-84”*

ZBA 05-052 (2005)

- Requires **84m²** of outdoor amenity area in the rear yard of the block **AND** *“additional landscape area shall be provided to service the outdoor amenity needs of the residents on the lands identified as PR1/S-84”*



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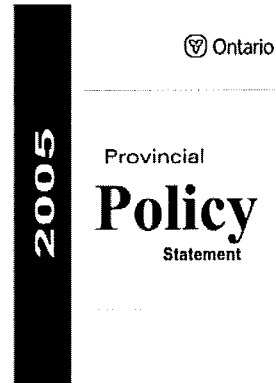
- The outdoor amenity space required by the adjacent retirement home has not been addressed
- the zoning regulations applicable to the retirement home located north and east of the Site note that the lands proposed for development SHALL provide *“additional landscape area.....to service the outdoor amenity needs of the residents on the [adjacent] lands ...”*
 - the required outdoor amenity area for the retirement home use was to be split between two locations: the retirement homes lands AND the subject lands
 - Therefore, the subject lands are required, by By-law, to meet the minimum outdoor amenity space performance standard for the approved retirement home development (i.e. Amica)
- The Dundas Zoning By-law requires minimum outdoor amenity space of 12m² (130ft²) per resident for retirement homes
 - Based on a maximum occupancy of 151 residents this equates to the need for 1,812m² of outdoor amenity space.
 - According to the Staff Report, Amica provides a combined total of 1,238m² of outdoor amenity space in the form of a rear courtyard, a second floor deck terrace and putting green/garden area - this represents only 68% of the required outdoor amenity space and a **shortfall** of 574m² (6,179ft²) of outdoor amenity space
 - The proposal does not address how or where this outdoor amenity space shortfall will be provided.

POLICY OVERVIEW: PROVINCIAL POLICY STATEMENT

- Intensification supported and promoted **HOWEVER**
- Municipalities required to “*establish and implement minimum targets for intensification and redevelopment within built-up area*” (Policy 1.1.3.5)



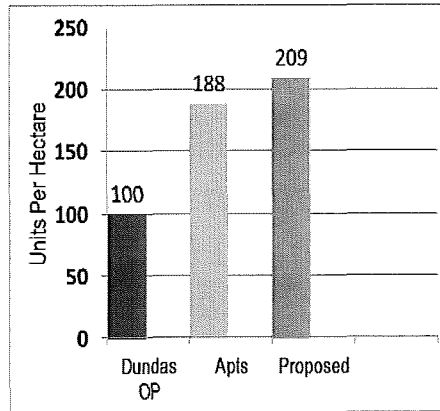
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- while the PPS supports intensification, it requires municipalities to carefully consider **where** intensification should be targeted **and**
- requires the development of **standards** to ensure that intensification is appropriately located within the community.

PLANNING POLICY OVERVIEW: TOWN OF DUNDAS OFFICIAL PLAN

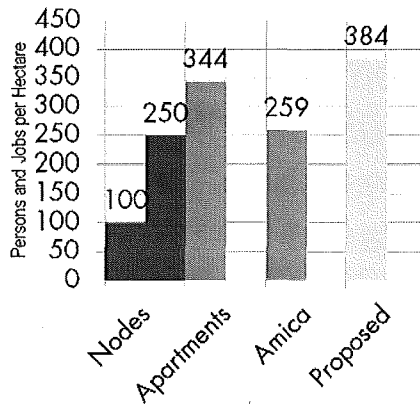
- OP Maximum density of 100 units/ha (Policy 3.4.3.2)
- Density exceeds existing buildings



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- The Dundas Official Plan **does** provide direction regarding residential intensification and overall density targets
 - Policy 3.4.3.2 *Residential density shall be limited to a maximum of 100 units per net hectare.*
- OP has mapped areas where residential intensification is encouraged – subject lands not identified as a *residential intensification area* (Schedule A specifically identified Residential intensification areas); rather all of the original 50 Hatt Street lands are identified as a brownfield redevelopment area for employment/residential mixed use purposes
 - 1.7.5 Residential/Employment Mixed Use: The objective will be to ...facilitate the redevelopment of vacant parcels for residential and/or employment uses.
 - 50 Hatt Street redevelopment did this.
- Specific policies and implementing zoning were created to guide and control the redevelopment of this brownfield site at a density that already substantially exceeds the Town’s maximum net density of 100 units per hectare.
- To date, four 9 storey apartment buildings have been constructed containing a total of 248 units.
 - This equates to a **net density of along Creekside Drive of 188 units per hectare (76 units/acre).**
- The **proposed development represents a net density of 209 units per hectare.**
- This density exceeds the net residential density of the existing apartments on the south side of Creekside Drive and exceeds the Town’s overall maximum permitted density of 100 units per hectare.

NEW URBAN HAMILTON OFFICIAL PLAN (MINISTRY APPROVED, PENDING OMB APPROVAL)



- Density *target* of **100** persons and jobs per hectare for Community Nodes
- Minimum **250** for Downtown Urban Growth Centre



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•The site and the adjacent surrounding lands are all designated “Community Nodes” on Schedule E- 1 Urban Structure which reflects its location within the former Town of Dundas’ downtown.

- New urban OP provides a definitive Structure to Future Growth – identifies Urban Nodes, Urban Corridors, Major Activity Centres, Neighbourhoods, Employment Areas, Open Space
- Urban nodes include: downtown Urban growth centre, sub-regional service nodes and community nodes – community nodes reflect the downtowns of the former municipalities (i.e. dundas)
 - Downtown urban growth centre shall generally have the higher density within the City with a minimum overall density of **250** persons and jobs per hectare (Chapter E Policy 2.3.1.9)
 - Community Nodes are generally being planned to achieve a density target of **100** persons and jobs per hectare. (Chapter E Policy 2.3.3.7) --

•**The existing apartment buildings** have already achieved a combined density of 344 persons and jobs per hectare which far exceeds the density target for Hamilton’s downtown urban growth centre.

•Even the existing **retirement home** has already been developed at a density of 259 persons and jobs per hectare which exceed the density target for the Downtonw Urban Growth Centre.

•**proposed development** represents a net density of **384** persons and jobs per hectare – far in excess of the target established in the OP for community nodes..

•If you calculate the overall total net density of the 50 Hatt Street development as approved – **not including** the redevelopment of the subject lands, this equates to approximately **302** persons and jobs per hectare

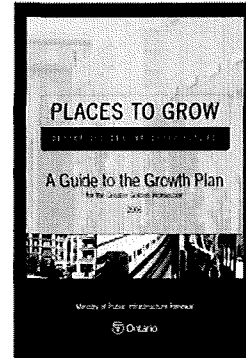
•In this regard, the overall redevelopment of 50 Hatt Street that has been approved already meets the new City of Hamilton's minimum **Downtown Urban Growth Centre** density target and far exceeds the intended density of Dundas’ Community node.

•Policy 2.3.3.8 states the Community nodes are to be planned to accommodate *some* residential intensification; however, the location, scale and amount of are to be established through detailed secondary plans. In this case, there is no secondary plan that includes the subject lands.

PLANNING POLICY OVERVIEW: PLACES TO GROW

- *“All intensification areas will be planned and designed to ...provide high quality public open spaces with site design and urban design standards that create attractive and vibrant places”*

(Policy 2.2.3.7c)

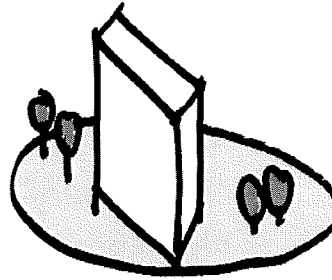


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- Policy 2.2.3.7 of The Growth Plan states that ***“all intensification areas will be planned and designed to...provide high quality public open spaces with site design and urban design standards that create attractive and vibrant places”***.
- The success of the 50 Hatt Street redevelopment/intensification project was largely based on the original vision which met the intent of this Policy
- The surrounding existing community as well as municipal planning staff, Committee and Council, were “sold” on the overall design vision which included a street wall comprised of a 6 storey retirement home along Hatt Street and Ogilvie Street and four 9-storey towers with large openings between buildings to permit a multitude of views, allow for light to penetrate, provide privacy, and mitigate negative micro-climatic conditions such as wind and sun shadowing
- All of these buildings created a frame for the central low profile community centre and outdoor amenity space.
- The removal of the open space and outdoor public amenity space represents the removal of an integral part of this community that was *established* in 1996 but never provided.

LOSS OF OUTDOOR AMENITY SPACE

- Proposed amendments do not address or justify the overall loss of outdoor amenity space or the removal of required outdoor amenity space for the retirement home.



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Proponent's justification

•The justification provided for the redevelopment of the site is that there is no longer a need for the recreational facilities as each of the residential buildings that have been developed include their own *indoor* accessory recreational facilities that are accessible to the residents of that building.

While a pool was originally envisioned in the clubhouse as a community facility, it has since been constructed within the retirement facility.

•Unfortunately, it is only accessible to the retirement home residents and not the other residents along Creekside.

•Regardless, this justification only focuses on the *indoor* recreational facilities.

•It represents justification for not developing a clubhouse - which the residents of Creekside Drive accept.

•However, there has been no justification for the elimination of common outdoor amenity space and the required outdoor amenity space for the retirement home

Importance of outdoor amenity space

•The importance of outdoor amenity space cannot be overlooked or undervalued – especially for seniors.

•Zoning regulations for all forms of residential development require some form of outdoor amenity space.

The current standard zoning for retirement homes in the Dundas Zoning By-law requires a minimum of 12m² of outdoor amenity space per resident

The provision of the outdoor amenity space should be and *was* incorporated in the early stage of the design process for the redevelopment of 50 Hatt Street.

Part of the rationale for the taller buildings along Spencer Creek was to allow for more green space.

There is no indication that the need for outdoor amenity space no longer exists.

•The purpose of infill development/intensification is to make better use of vacant or underutilized land.

•The subject lands are not "underutilized".

• In this case, while the site is currently vacant, its intended approved use does not represent an underutilization of the land – that is to say that **open space/outdoor amenity space does not represent an underutilization of land.**

Outdoor amenity spaces create places for social interaction and quiet places for solitude.

Finally, outdoor amenity space is a zoning retirement for the residents of the adjacent retirement home that will be lost should the subject application be approved.

Outdoor amenity space should be designed to be convenient, safe and secure.

It should be easily accessible for push-chairs and wheelchair users and have regards to the needs of disabled users in terms of paving, lighting and layout.

Noting that part of the property was to provide the required outdoor amenity space for the adjacent retirement home/long term care facility, the site is well situated, flat and could readily be designed to satisfy these conditions.

URBAN DESIGN

- Proposal undermines the high quality of urban design already approved for 50 Hatt Street
 - Views/height/massing
 - “Secondary” Planning complete
 - No alternative design consideration to provide outdoor amenity space elsewhere



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Urban Design

- Urban design is the process of giving form, shape, and character to groups of buildings, to whole neighborhoods, and the city.
- Urban design blends architecture, landscape architecture, and city planning together to make urban areas functional and attractive.
- The urban form that was originally planned for this development did not contemplate the redevelopment or infilling of the open space with a 7 storey apartment building.

The infilling of the site leads to a number of negative effects that undermines and threatens the high quality of urban design being achieved by the existing development and the future expansion of the retirement home.

The urban form that was planned is made up of mid-rise apartment buildings that would surround the subject property. The built-form that was planned (now mostly completed) created a street wall comprising a 6 storey retirement home along Hatt Street and Ogilvie Street and four 9-storey towers with large openings between buildings to:

- permit a multitude of views,
- allow for light to penetrate,
- provide privacy, and
- mitigate negative micro-climatic conditions.

The proposed building would delete the planned amenity space and replace it with a significant built form that will create a number of negative urban design impacts.

Views/Height and Massing

Urban Design Policy 2.5.5.1 of the Dundas Official Plan deals specifically with Intensification in Residential/Employment Mixed use areas and requires new development to:

...f) be designed and built to minimize impacts such as overshadowing and over viewing on adjoining residential development."

With respect to "overlook" or views, the proposal has a detrimental impact on the views that currently exist and would continue to be provided if the Site was developed in conformity with the existing plan and zoning.

Currently, the built portions of this development offer a multitude of views that are not obstructed by buildings.

The natural views, the views of the Town of Dundas, and the views of the escarpment that have been enjoyed by residents in these developments would be blocked fully and/or partially (depending on the vantages) by the height and massing of the proposed development.

The proposed building configuration results in a loss of privacy for both the residents of the proposed building and the residents of the retirement home, its expansion, the seniors' apartment building, and the four condominium buildings. It eliminates alternative views such as street views, natural views, or other valued views.

Secondary Planning

The Urban Hamilton Official Plan policies direct that residential intensification be established through detailed secondary plans. The intent of a secondary plan is to provide direction regarding the mix of uses, heights, densities, built form and design.

While there is no secondary plan for this area, the original redevelopment proposal for 50 Hatt Street addressed all of the standard secondary plan matters and established specific zoning regulations to ensure that these matters were appropriately addressed.

The site specific Official Plan Amendments and Zoning By-law amendments addressed the mix of uses, built form, density, and height consistent with a Secondary Plan. An overall vision was even established and formed the basis of the 50 Hatt Street redevelopment. The club house and open house formed an integral part of the design vision for 50 Hatt Street

- the subject lands were intended to be developed with a low profile community building and 2,000m² of outdoor amenity space
- no alternative locations to replace any of the required and/or proposed outdoor amenity space have been provided or considered;

• approval of the required amendments will set an undesirable precedent for future similar situations where intensification has already occurred and where outdoor amenity space is used to justify density increases

RECOMMENDATION

- That the application be denied and that the lands remain for the development of recreational and/or outdoor amenity space for the surrounding development.



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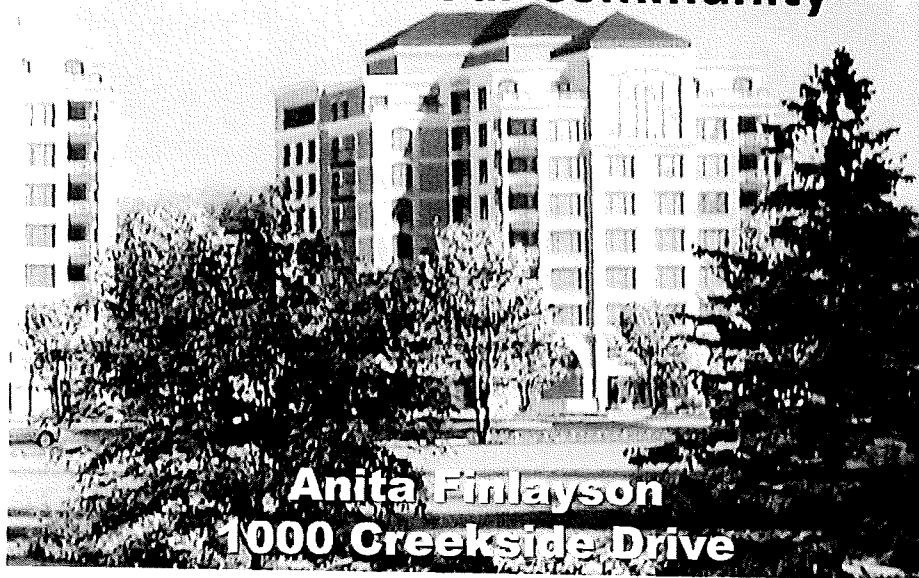
- The original design vision did not intend to include a residential apartment building within the centre; the site was proposed for amenity uses.
 - the proposed development undermines the original intensification vision for the site.
- The proposal represents an elimination of common outdoor amenity space for the entire development, and some of the *required* outdoor amenity space for the adjacent retirement home.
- The proposed development undermines the justification provided for previous height and units increases on adjacent lands.
- The proposed height, massing and scale of the building will have a negative impact on views and the use and enjoyment of adjacent properties.
- The proposed use exceeds the density provisions of the Dundas Official Plan and the Urban Hamilton Official Plan for Community Nodes.
- 50 HATT STREET WAS ALREADY INTENSIFIED PROPERLY --- THE PROPOSAL REPRESENTS AN OVER INTENSIFICATION OF THE SITE

Therefore, it is recommended that the application be denied and that the lands remain for the development of recreational and/or outdoor amenity space for the surrounding development.

Questions?



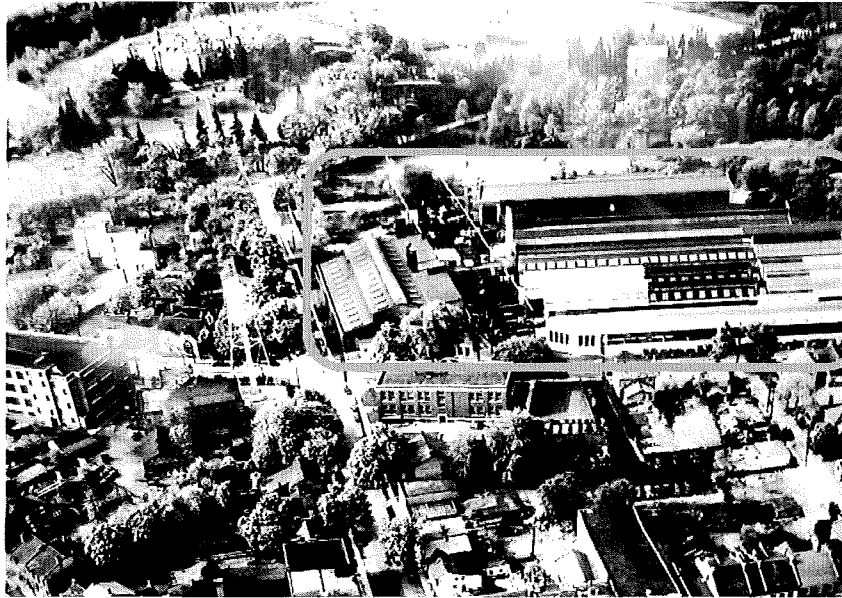
**Green Space:
The Heart of our Community**



**Anita Finlayson
1000 Creekside Drive**

Anita Finlayson is a retired teacher who lives at 1000 Creekside Drive. She spent a significant part of her career teaching at Highland Secondary School in Dundas.

Bertram's: Economic Heart of Dundas



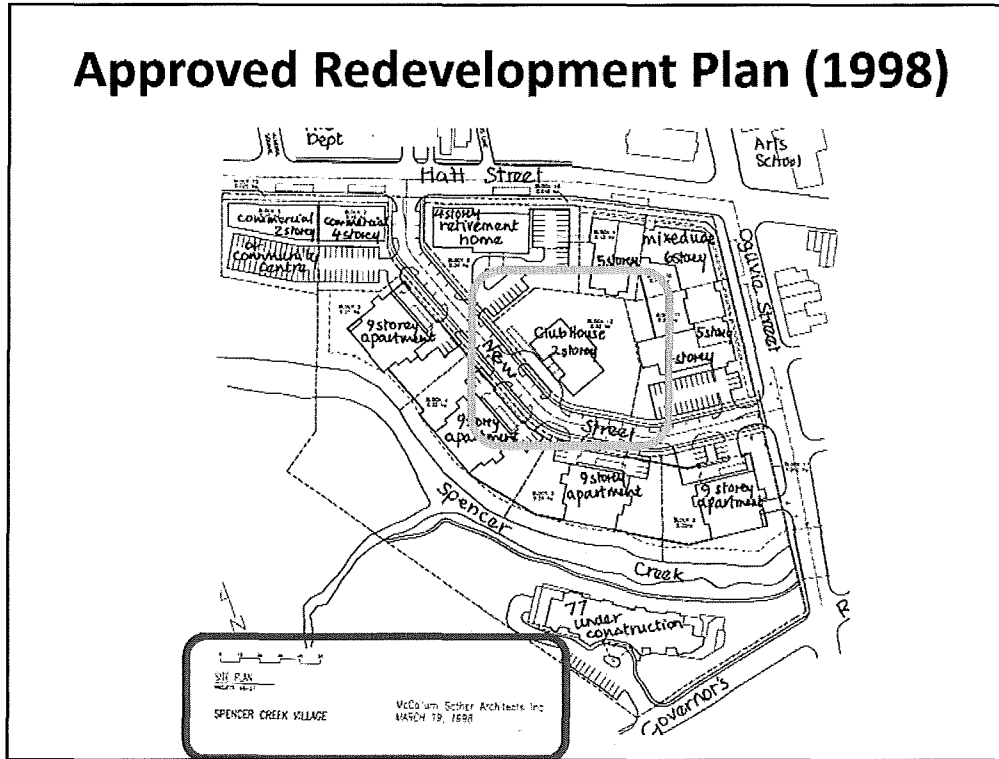
In the 1990's, Bertram's Factory, the former economic core and pride of Dundas, lay idle and derelict.

Farsighted individuals forged a new vision to build a community of people that would restore the economic pulse.

Following an extensive and inclusive process, a plan was developed for the entire site and the land was rezoned from general industrial.

The plan was, and still is, a model for responsible and economically viable brownfield redevelopment.

Approved Redevelopment Plan (1998)

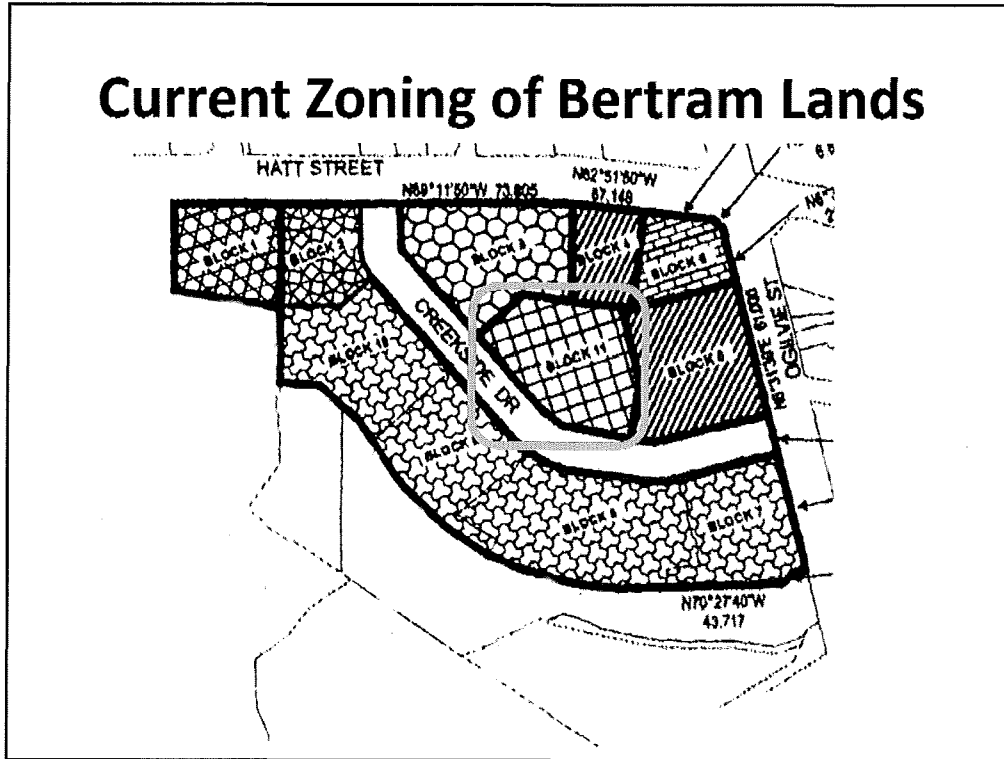


The agreed upon plan was the result of more than 2 years of public meetings and debate, as well as negotiations with the developer. Note that this picture of the plan was drawn by the developer's architect.

The plan was for a mix of commercial space, a retirement home, and 4 high density condos along Spencer Creek.

At the heart of the development was Green Space to provide essential outdoor amenities for the residents.

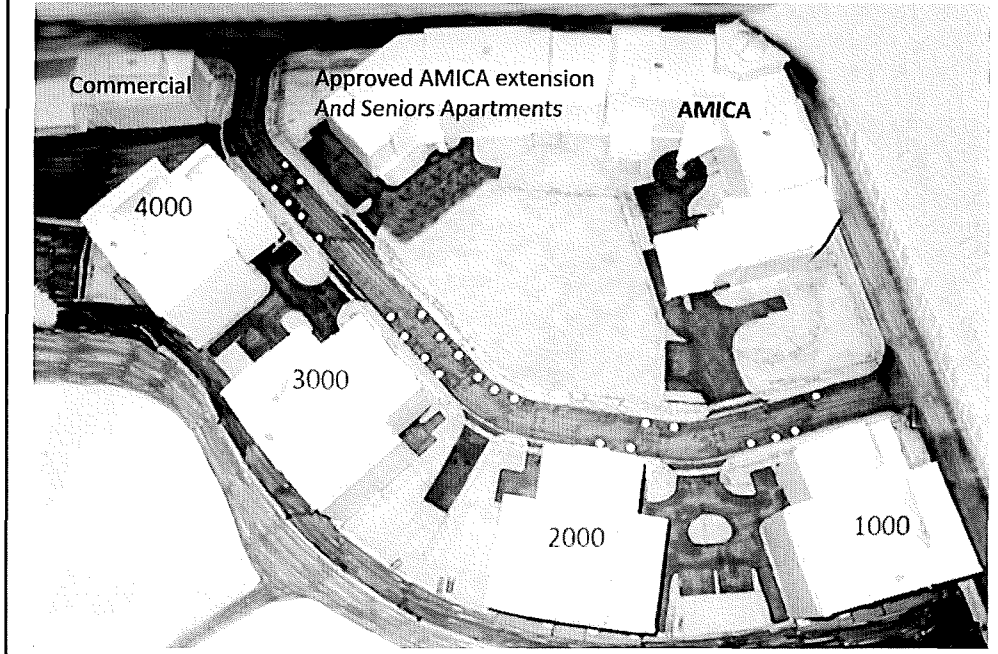
Current Zoning of Bertram Lands



Creekside Drive was laid out, with each parcel of the original plot zoned appropriately for its agreed-upon purpose. The central Green Space, Block 11, was zoned Park and Recreation.

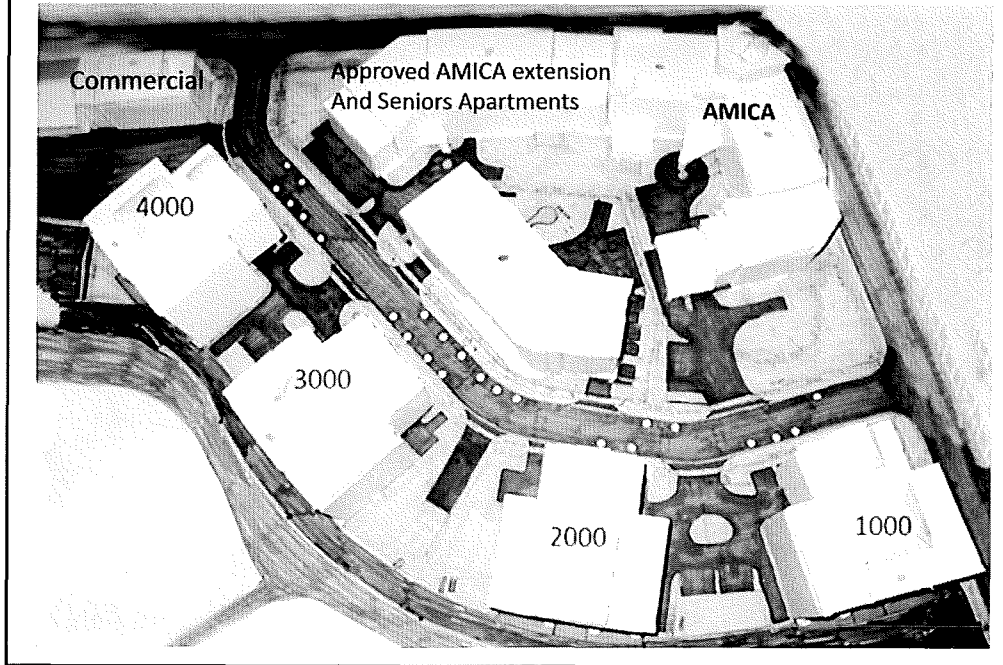
It was to provide a minimum of 2000 square metres of outdoor amenity space for the residents.

The Result: Spencer Creek Village



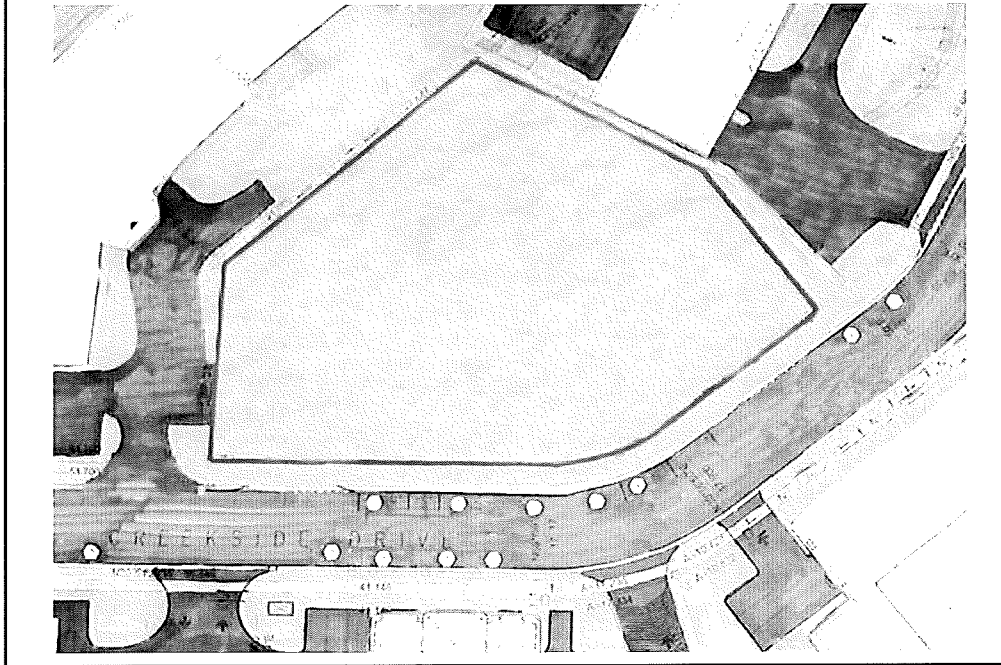
Spencer Creek Village was the result of all this visionary planning. Amica, the four Creekside Condos, and Rexall have already been built. An extension to Amica, Senior's Apartments, and additional commercial space are already approved and waiting to be built.

Now the Applicant Proposes ...



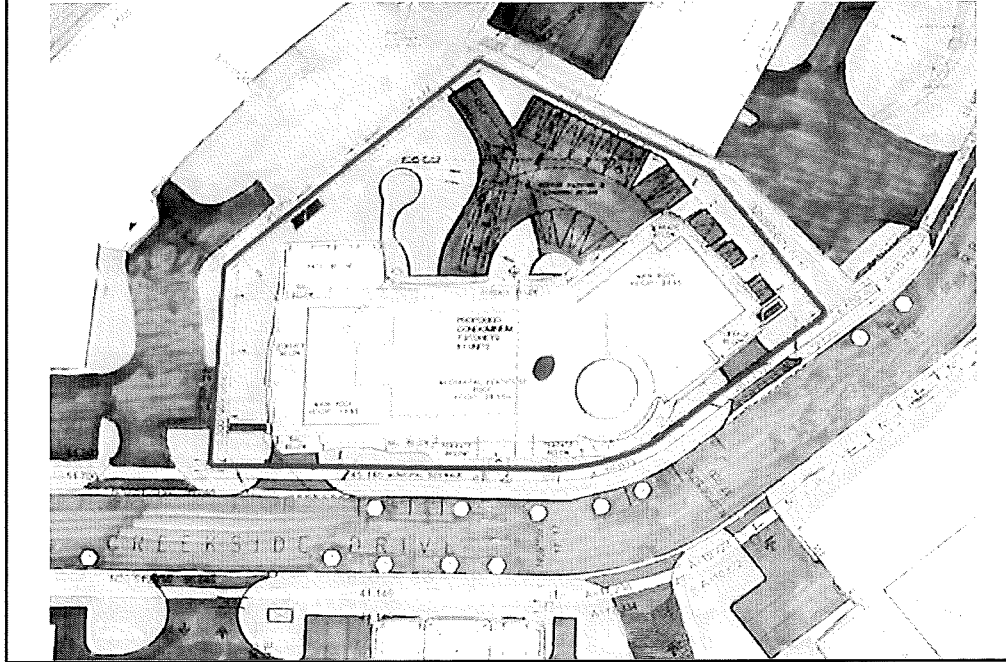
The Applicant is asking you to destroy that carefully thought out vision and obliterate the essential Green Space at the heart of Spencer Creek Village.
We believe you have a duty to say no.

Focus on Block 11



Let's focus on that block 11 Green Space. The red line shows the outline of the land zoned Park and Recreation and required by the Zoning By-law.

With Proposed Building



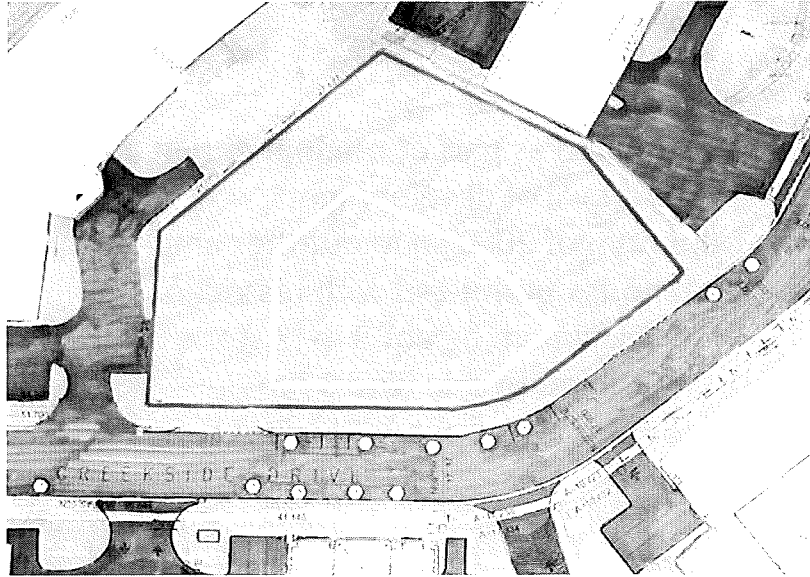
The proposed building, shown in grey, and its associated parking and service roads, would eliminate almost all of the Green Space.

Present Park and Recreation Zoning: Defines the “Right To Build”

- Determined as part of **original design** and approval of development
- **Minimum** of 2000 sq m **outdoor** amenity space
- **Club house permitted** with restrictions
 - Maximum height 8 m (2 stories)
 - Minimum side yard 17 m
 - Minimum front yard 4.5 m

The Park and Recreation zoning does actually include a ‘right to build’ in the Green Space. However, the parameters are clearly defined as outlined on the slide:
A club house building must be no more than 8 m (2 stories) in height. Also a minimum front and side yards are required.

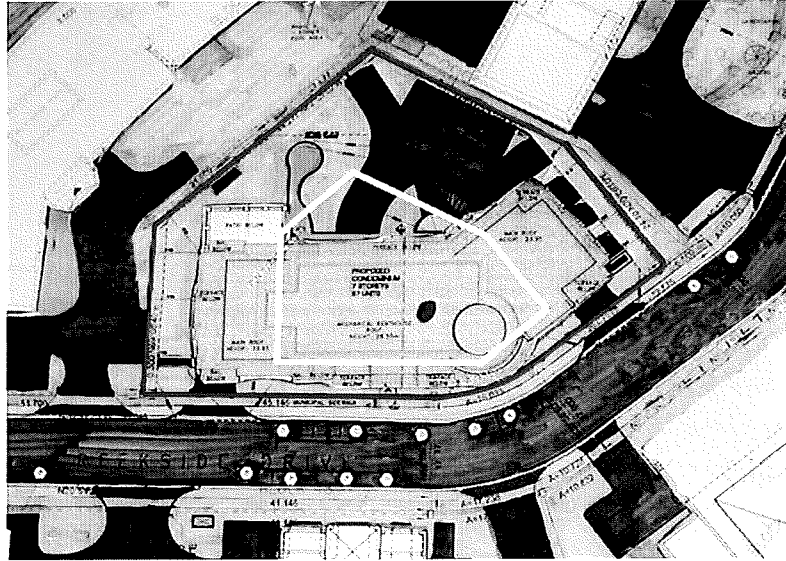
Present "Right To Build"



Two story clubhouse within the white lines

This slide shows how a 2 story recreation facility, which is permitted, would have to fit within the white lines.

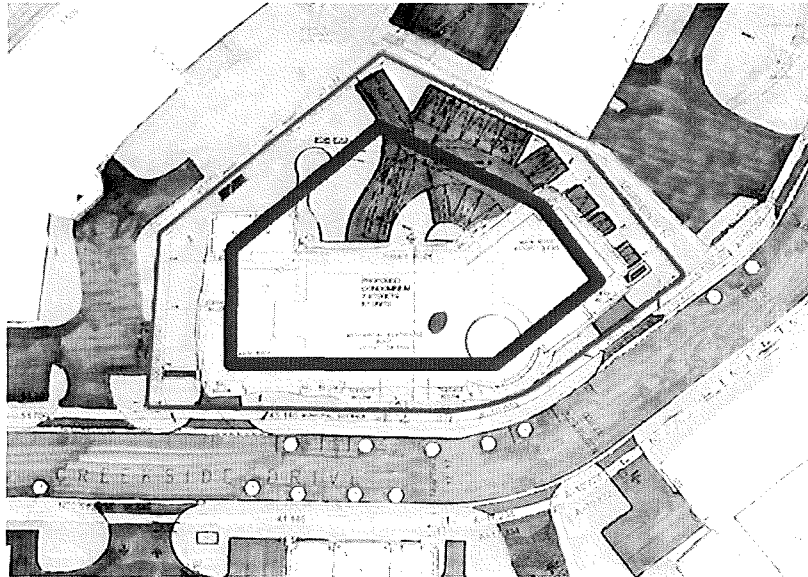
Applicant's Proposed Building



Green Space built over and paved over.
Building far larger than "Right To Build"

The proposal far exceeds the 'right to build.' It eliminates the minimum 2000 square metres of Green Space. It exceeds the maximum height by 22 metres, going from 2 stories to 7, and it does not fit within the white line.

Requested Zoning RM4 With Exemptions



Request Greatly Exceeds RM4 parameters

Because the proposal exceeds the 'right to build,' the developer is asking for a rezoning to RM4. Such a designation would allow a larger and higher building, and a condo instead of a recreation facility.

But since the builder's proposed building greatly exceeds even the RM4 zoning requirements, exceptions to it are being requested. For example, the blue line shows the area within which any RM4 zoned building and parking must be contained. Obviously the proposed building goes beyond the boundaries and additional exemptions are being requested. Some of these are outlined on the next slide.

Major Exemptions Requested

Major Increases:

- Height: from 16.5 m to 28.7 m
- Number of Units : from 38 to 67
- Maximum density from 125 to 210 units/ha

Major Decreases:

- Minimum Separation: from 34 m to 21 m
- Minimum Front Yard: From 7.5m to 0 m
- Minimum Side Yard: From 11.6 m to 6.7 m
- Minimum Back Yard: From 7.5 m to 3 m

In total, 10 different exemptions from standard RM4 requirements are requested.

The requested increase in height, number of units, and units per hectare are almost double what is allowed in RM4.

Significant decreases in separation of the front, side and back yards are also requested.

In particular, the request is for a front yard of 0 m, which would place the building almost right to the sidewalk.

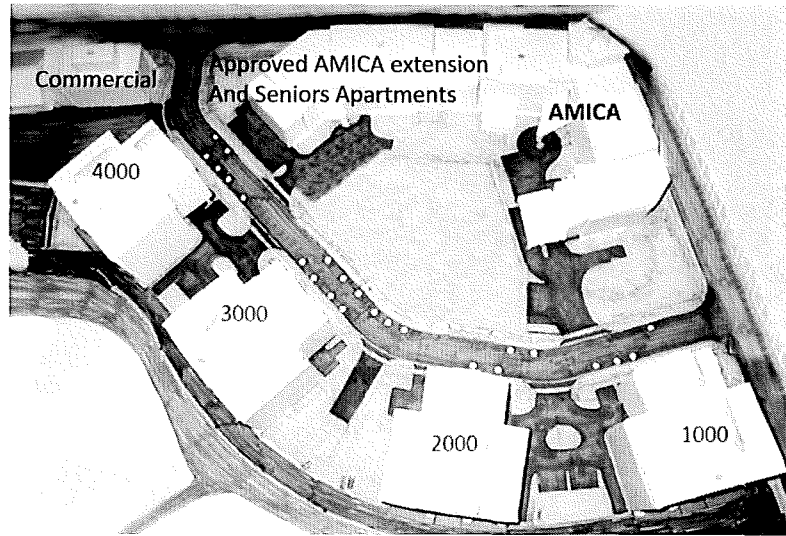
This is major overreach by the applicant.

Conclusion: Serious Overreach

- This **Green Space is essential**, and **required** by zoning and the Official Plan
- This Green Space is also required by the 2005 agreement to allow the Amica extension and Seniors Apartments
- **Block 11 has had an essential purpose since before any development took place**
- Block 11 is too small for RM4
- Applicant requests go far beyond RM4

This serious overreach should not be allowed.

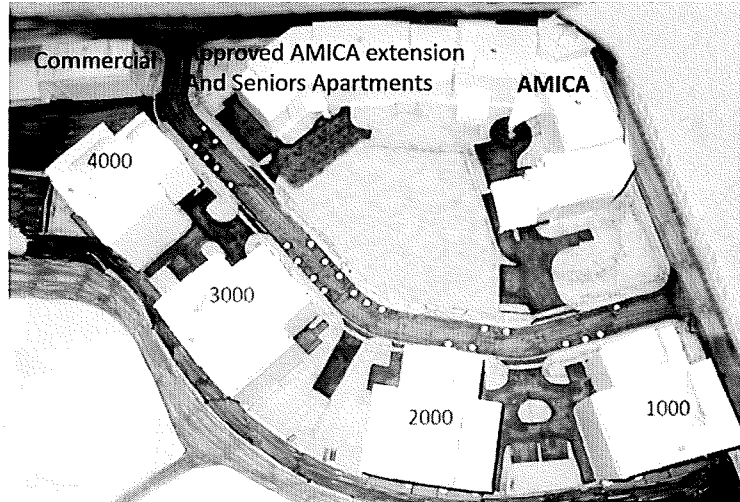
The Vision: Spencer Creek Village



Dundas developed an excellent plan to re-purpose the Bertram Property as a new community core

I would like to conclude by reiterating that Dundas developed an excellent plan to re-purpose the Bertram property as a new community core.

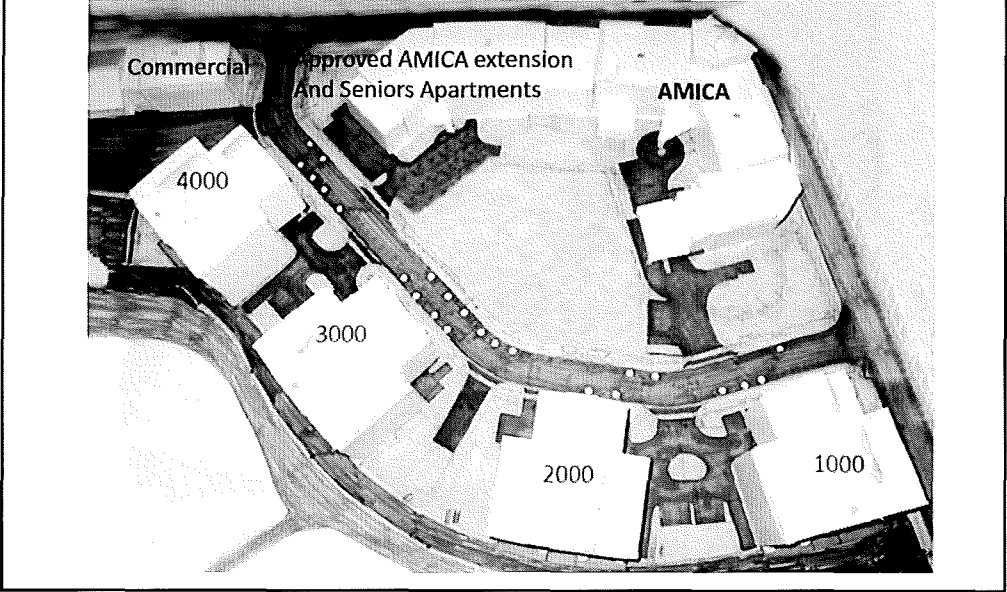
We Invested in Spencer Creek Village



Compact and convenient
Safe and walkable
Seniors Friendly Community
Appropriate intensification, consistent with Dundas

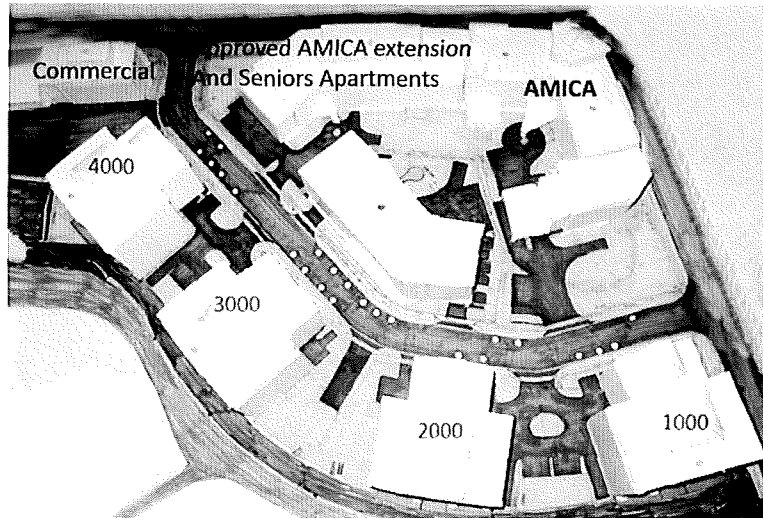
We residents invested in Spencer Creek Village. It is a great example of appropriate and responsible intensification. At present, it is safe, walkable and seniors-friendly. It is a community where we can age gracefully and meet our needs for as long as possible.

Planned and promised green space: essential heart of that community



The planned and promised Green Space is the essential heart of that community.

Applicant's proposal cuts out that heart and shatters the vision



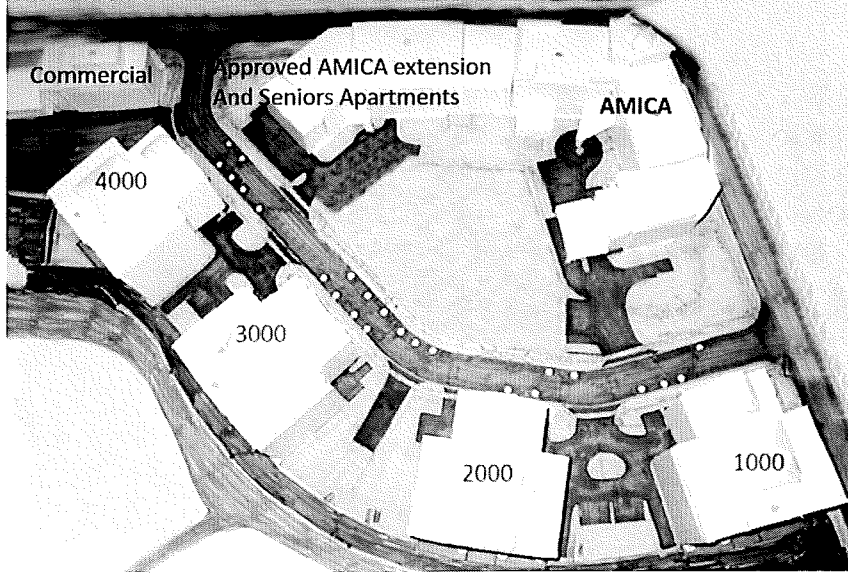
Creekside becomes Concrete Canyon

We ask you to support the excellent planning process used by Dundas to build this revitalization project.

We ask you to insist that the plan for this plot of land, which was clear to all the parties before any shovels were in the ground, be honoured.

Do not allow the applicant to destroy that vision. We have invested too much for our future and for the future of Dundas, to be turned into an over-intensified concrete canyon.

Support the Vision Preserve our Green Space



Questions?



Plans & Promises: Green Space



James Boyd has spent his entire career in the steel industry. He currently owns and operates his own business, Cast and Forge Technologies, in Dundas. James and his wife were some of the earliest to purchase a condo in Spencer Creek Village and have lived for eight years at 2000 Creekside Drive.

Spencer Creek Village "Green Space"

- **Plan – Official**
- **Promotion – Alterra**
- **Problem – Amendment**
- **Protest - People**

What are Green Spaces?

Green Spaces are the 'green lungs' of our towns and cities which contribute to improving people's physical and mental health by providing places for informal recreation...

and '**breathing spaces**' to take time out from the stresses of modern life.

They bring the countryside into our towns and cities, and make it accessible from our 'backdoors'.

www.greenspacescotland.org.uk

Official Plan - Amendment Request:

1997

Building height on site was restricted to 6 storeys.

1997

- **Developer** requests at the public meeting:
Four - 9 storey buildings will allow us to place "more green space" in the development.
- **Ken Dakin**, developer's **planner** states at the public meeting:
"taller buildings will allow the developer to maintain "more green space" on this site"
- **Joanne McCallum**, developer's **architect** states at the public meeting:
"nine storey buildings would achieve the **same density** but allow for "more green space"

1997/98

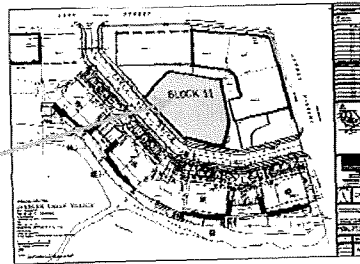
The Official Plan Amendment:

The Decision:

- Four nine-storey buildings instead of six-six storey buildings.

The Justification:

- More "Green Space"



- Dundas Official Plan Amendment

1998

By- Law Amendment – More “Green Space”

Specific Conditions in By-Law 4436-98 for Block 11

- Preserve a 0.32 hectare park and recreation area across from the 9-storey buildings in a location known as Block 11.
- **Minimum of 2/3** required to be “landscaped area of 2,000 sq. metres “
“for outdoor amenity purposes”

1999-2010

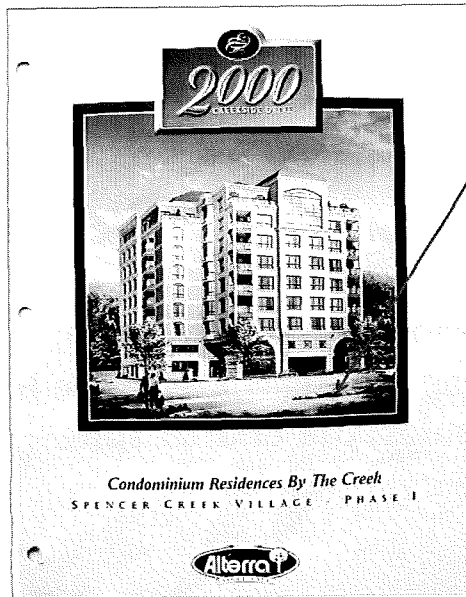
Promotion by Alterra - "Green Space"

Pitch To Prospective Buyers:

1. Across from the four 9-storey buildings there will be an area of "Green Space."
2. The **views** from the front of the buildings will be of the **Niagara Escarpment, the Historic Town of Dundas, the Church Spires, etc.**

1999-2010

"Green Space" Promotion by Alterra: Examples

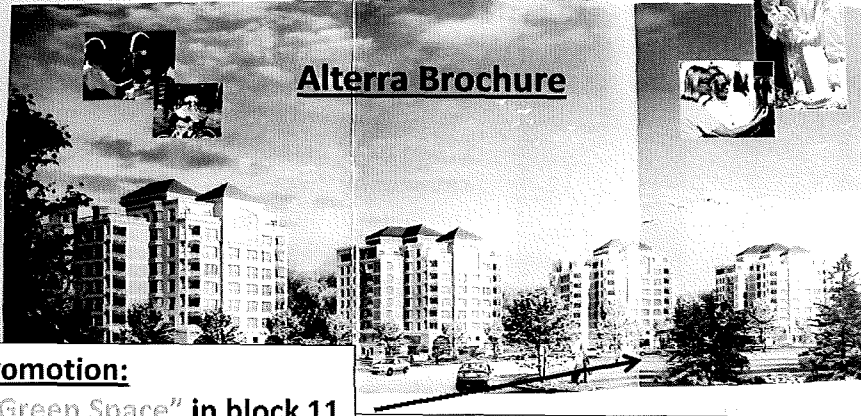


"Green Space"
in block 11

1999-2010

"Green Space" Promotion - Perception

A RARE OPPORTUNITY IN A BEAUTIFUL SETTING



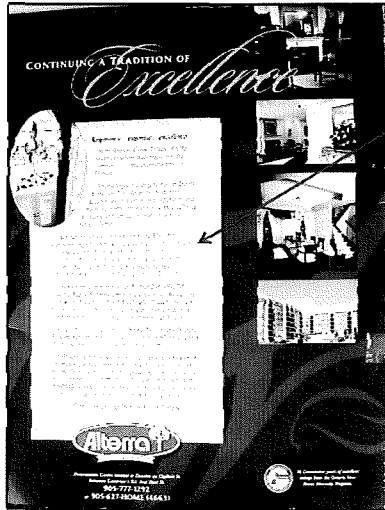
Promotion:

- "Green Space" in block 11
- fabulous views
- sun/light

"Green Space" Plan, Trust

1999-2010

Alterra Brochure ... last page



"Alterra ...

"We've built over **4,000** residences
**.....a company that stands by its
commitment ."**

"With **Spencer Creek Village**, Alterra is
proud to be part of this master planned
community that will be artfully woven into
the fabric of the Town of Dundas....

we'll oversee the residential vision of this
community from beginning to end,
**ensuring the architectural harmony
of the neighbourhood is maintained
for both today and tomorrow."**

"Green Space" Promotion by Alterra: The Press

2001

Toronto Star – Dec. 1, 2001, pp. P1, P10

"... views of woodlands and the natural splendour of the Niagara Escarpment. ... Cooper says the *Inukshuk* has become a focal point and conversation piece that is expected to remain ... His work of art is in the development's future "Green Space" and will be visible from all four towers."



"Richard Leibtag, Developer"



"Robert Cooper, president of Alterra"

2000 Creekside Drive under construction



4-storey
high
banner



Alterra
Imagine the
VIEWS
from here

See for
yourself
today

VISIT OUR
PRESENTATION CENTRE
& MODEL SUITE

13

"Green Space" Review

2005

1997 - 1998

Official Plan Was Amended

Four – 9 storey buildings allowed.

Regulation – **More** "Green Space"

"at least 2,000 landscaped sq. meters."

2002 – 2009

Alterra Promotes Spencer Creek Village

Fantastic Views of Dundas and the Escarpment

"Green Space" in front of the four buildings

"Green Space" : Problem – Amendment!!

2010

January 2010 Application;



9-storey building in block 11

In The "Green Space"

A. Alberta's 9-storey plus mechanical penthouse apartment building in Block 11, January, 2010



**Promised
"Green Space"
in block 11**

B. Alberta's brochure - 2009 to 2010 promising green space in Block 11

"Green Space" Problem: Public Meeting

2010

Alterra offers to talk

BY CRAIG CAMPBELL
NEWS STAFF

Alterra president Rob Cooper told 90 Spencer Creek Village residents Monday he is willing to negotiate a compromise to the nine-storey, 90-unit condo building his company has applied to build on a site originally approved for a rec centre and green space. But Cooper said he is not willing to reconsider the plan, nor will he agree to use the property as the company originally planned.

"The market changes, and zoning changes," Cooper said.

Alterra held an informal community meeting to officially introduce the building plan which Alterra has already submitted to the city for zoning and official plan amendments.

Cooper said he was willing to form a working group with residents to discuss possible changes to the plan – including potentially making it smaller and less dense.

But he told the large group if they want the rec centre and greenspace the current zoning and official plan permits, there is nothing to discuss.

Dundas Star, Feb. 25, 2010

At a public meeting on Feb. 20, 2010:

"Cooper ... nor will he agree to use the property as the company originally planned."

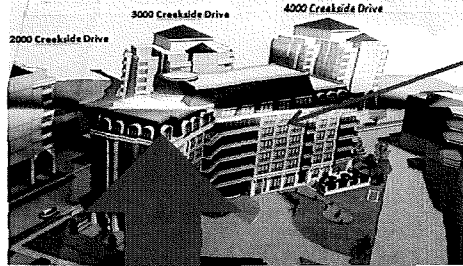
'The market changes, and the zoning changes,' says Cooper.

"Nothing to discuss."

Green Space: April 2011 Revised Application:

7-storey building in block 11 in the "Green Space"

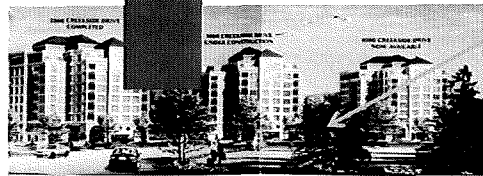
2011



7 Storey Apartment Building in block 11

A "Token Offer" That Changes Nothing

A. Altessa's "Token Offer" for a 7-storey apartment building in Block 11 (April 2011)



Promised "Green Space" in block 11

B. Altessa's (October 2009 to 2010) promised green space in Block 11

2012

“Green Space” **Protest!**

“People need green open places to go to; when they are close they use them. But if the greens are more than three minutes away, the distance overwhelms the need.

A Pattern Language: Towns - Buildings – Construction
Christopher Alexander, Sara Ishikawa, Mary Silverstein, page 305

2012

"Green Space" Protest!

- Average current residents age > 70!
- No Close Parks –
Dundas Driving Park 1.5 km away!!
Chegwin Park 0.7 km.
- Walking time at 3 km/hour
~ 15 minutes.

2012

“Green Space” **Protest - Passionate!**

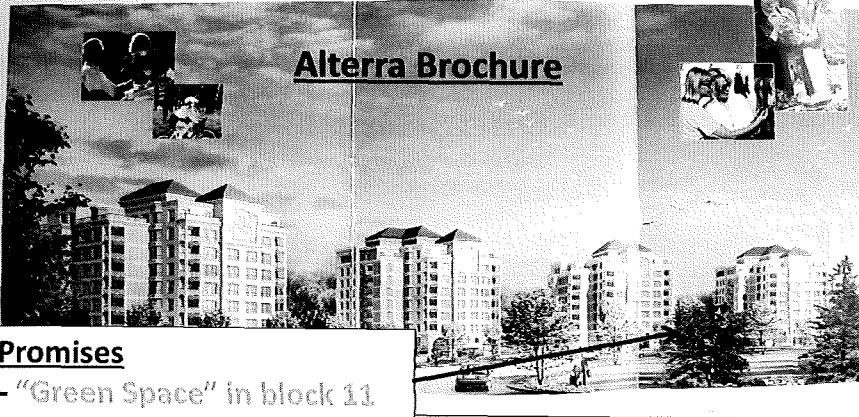
**414 Letters sent to the Planning
Committee!**

“Preserve our Green Space.”

1999-2010

"Green Space" Planned & Promoted

A RARE OPPORTUNITY IN A BEAUTIFUL SETTING

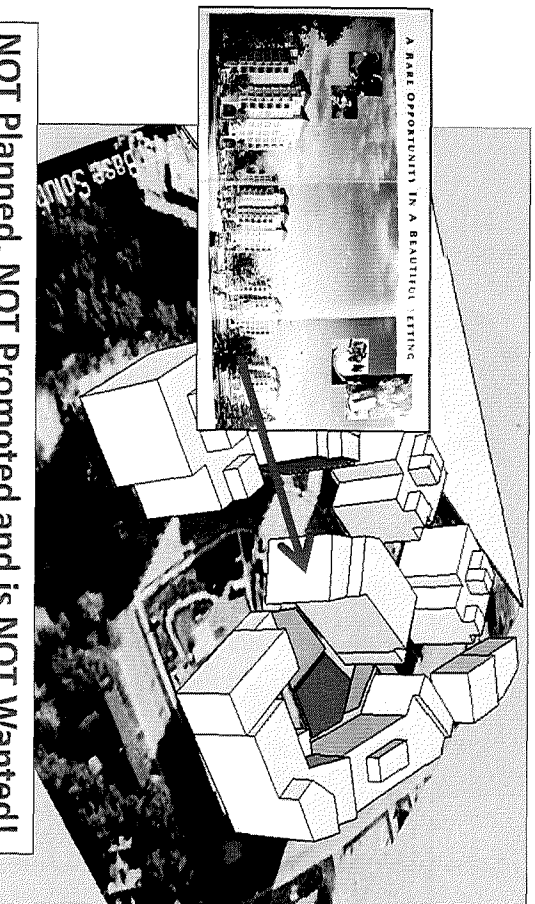


Promises

- "Green Space" in block 11
- fabulous views
- sun/light

Problem - "Green Space" — Plundered!

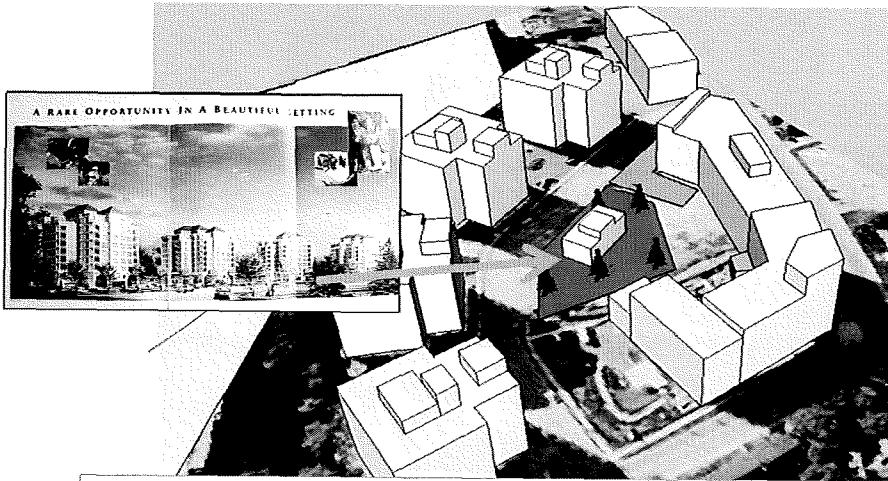
2012



NOT Planned, NOT Promoted and is NOT Wanted!

Priority - "Green Space" Preservation!!!!

2012



**"Green Space" was Planned and Promoted
and is a Priority!!!**

Our Request & Recommendation

Respect and preserve the plan and vision
of the former Town of Dundas, the City and
the Community.

Reject the application by Alterra!

PLEASE!!!

Preserve our "Green Space."



Over-intensification



Larry Button is retired from the Regional Municipality of Peel, including 18 years as Chief Administrative Officer - Peel Regional Police. He is a member of Dundas Community Council, and lives at 3000 Creekside Drive.

Intensification & Density

“Dundas has been experiencing a fairly significant amount of intensification...achieving and exceeding the [intensification] target will likely happen in due course with little municipal interjection.”

City of Hamilton ‘Urban Structure Report’ 2008 (pages 56&58)

2

Good Morning... [read slide]

Why – in 2008 – was it anticipated that the community of Dundas would achieve or exceed its intensification targets without the need for official plan amendments or rezonings?

It was because the landlocked community of Dundas was well ahead of the “intensification curve.”

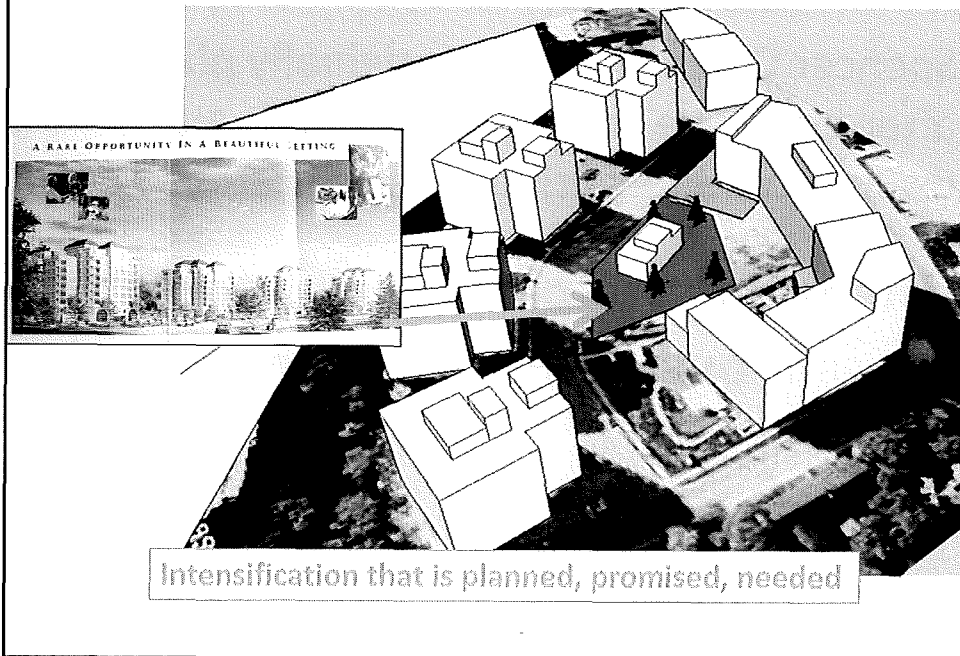
Spencer Creek Village, **as originally planned** after extensive community input, is an example of **appropriate intensification**.

The subject applications represent over intensification

3

And one of the significant intensification projects in the community of Dundas that pre-dated the City's Urban Structure Report and indeed pre-dated 2005's Places to Grow was Spencer Creek Village. As others have stated the original vision was an example of appropriate intensification. The applications represent over intensification.

Planned with community input and buy-in...

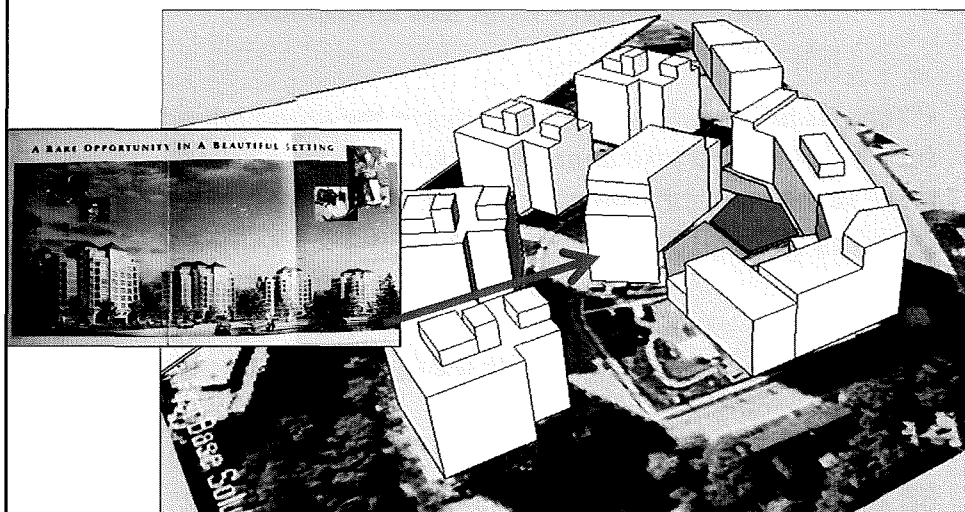


A quick comparison...This is the Spencer Creek community as envisaged and planned over almost 15 years.

In 1998 there was approval of four – 9 storey rather than 6 storey condos to reduce each building's footprint and create more open space.

This plan has the hallmarks of appropriate intensification that were enshrined in policy several years later...mixed use, provision for open space and gradual height transition.

Proposed....



Over-intensification that is NOT planned, promised, or needed

And this is Spencer Creek Village if the subject applications are approved. Over intensification...

No mixed use,

no gradation in building height

and the adverse impacts, from traffic to loss of privacy to deterioration of health and well-being that have or will be elaborated upon by my fellow presenters.

Intensification – what was anticipated?

•*“There is an inventory of vacant sites in the urban boundary [of Dundas]...it would take approximately 25 years to fully develop these vacant and infill sites.”*

Dundas Official Plan (2007) 1.5.

•Dundas is “very close to meeting the target” of 100 persons & jobs per hectare.

City of Hamilton Urban Structure Report (2008) pages 56 & 58

6

As mentioned, intensification was taking place in Dundas prior to the Provincial & Municipal policy statements.

For that reason, by 2007 -08, it was determined that intensification targets for Dundas would be met or exceeded.

Here I'll refer to...[read slide]

“Density grows by nearly 600 per square kilometre”

- “With a population density of 1,639 people per square kilometre , the landlocked community of Dundas has a population density 3.5 times higher than the city [of Hamilton] as a whole...”.
- “In 1996 the Valley Town was filled with 1,047 people per square kilometre. In the ten years since, that density has grown by nearly 600 people per square kilometre.”

Dundas Star News – 16 February 2012

7

The continued intensification that was anticipated by City documents in 2007-08 has indeed taken place [Read from slide]

I'll show a few examples of appropriate intensification

and a few of the opportunities that exist for continued appropriate intensification.



Here's a former lumber yard that's now a modern Shoppers Drug Mart with medical offices above. An example of appropriate intensification.

[Footnote...all of the examples of appropriate intensification were presented to the Dundas Community Council over the years. There was opportunity for dialogue with the developer, their architects and planners. These meetings are open to the public.]



Kitty corner from the Shoppers Drug Mart is the former post office. The architectural integrity was maintained while the building itself is now used for shops and offices. To the right of the post office is a former garage – this property is already slated for redevelopment.



A new commercial and residential development on King Street.

[The meeting rooms of a sportman's hunting and fishing club was on this site. The building was used very infrequently. The new development is of a scale and architectural treatment much more in keeping with King Street. In addition to office/commercial on the ground floor there are several town house units down the driveway to the right. This building is immediately opposite the current Dairy Queen and used car lot shown on a later slide where a 7 storey 55 unit condominium will be built in the near future.]

Conversion of an institutional building for residential purposes...and retention of open space for continued public use...

Intensification – done correctly – can be a “Win Win” proposition



11

And here's the former Dundas District High School. It's now being converted to condominiums and, importantly for this discussion, the former football field in the foreground has been retained as public open space as "Fishers' Mill Park."

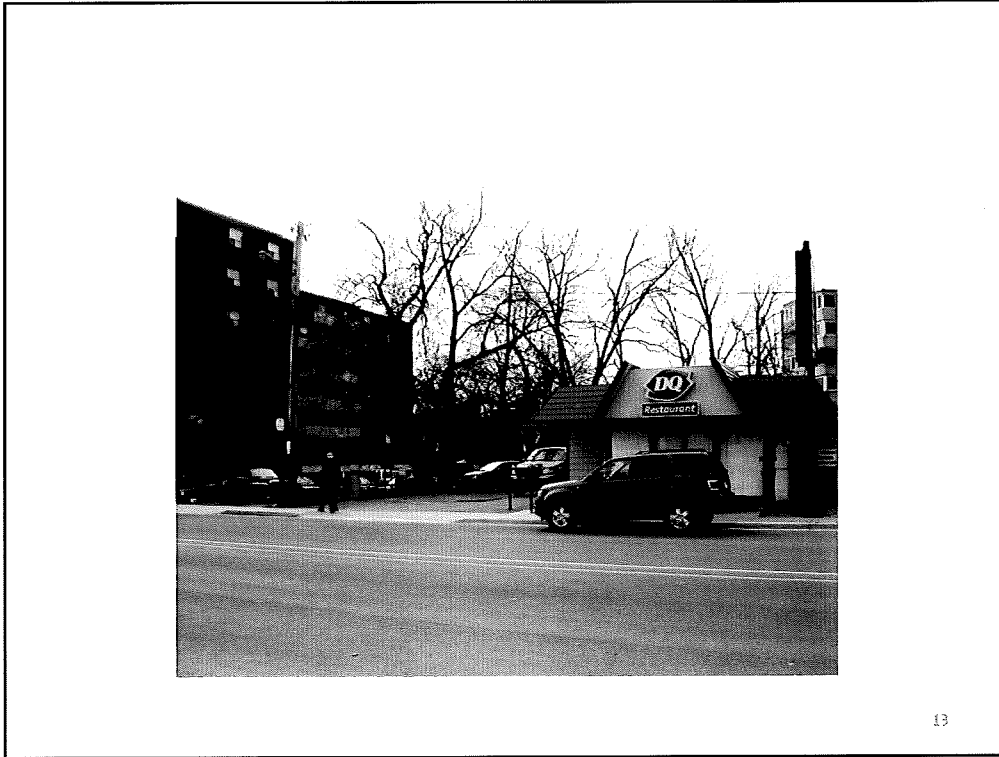


12

And appropriate intensification will continue. This is the former Valley City Manufacturing factory on Hatt Street immediately west of Creekside Drive. The Amica retirement home is visible to the left of the photo.

There are preliminary plans for reuse of this brownfield site that are compatible with heritage components of Valley City and the scale of development in the immediate neighbourhood.

[And just off the photo at the right is Valley City's now vacant parking lot and car wash that has been closed. Another opportunity for appropriate intensification next to downtown Dundas. The over intensification of Spencer Creek Village is not needed in order for the nearby King Street commercial / office area to benefit from intensification and increased population.]



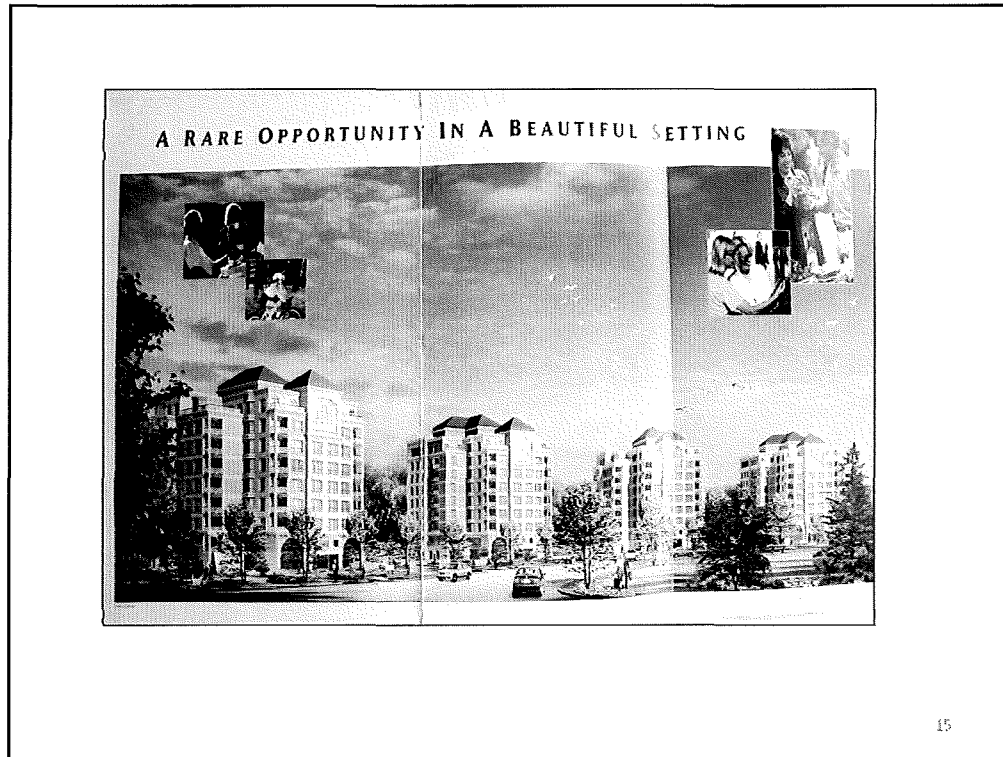
And opposite the nearly completed commercial / residential development on King Street an application has been received for a 7 storey – 55 unit commercial and condo development on what is presently a Dairy Queen and used car lot. No official plan amendment or rezoning is required...only site plan approval.

Dundas Community Council
unanimous motion
18 April 2012

“That the City of Hamilton’s Planning Committee be advised that the Dundas Community Council opposes the application for approval to change the Dundas Official Plan and Zoning By-law to permit residential use for the development of an apartment building on lands at 2555 Creekside in the former Town of Dundas.”

14

This is more than a Creekside Drive issue...the Dundas Community Council is unanimous in its opposition.



We disagree with the applicant and the staff report...approval of the applications are not needed in order for the Community of Dundas to reach intensification targets.

And even if those targets were not yet reached, as has been demonstrated, the proposal is inconsistent with provincial and municipal policy documents and incompatible with the appropriate intensification that has and will take place in Dundas.

But on one point we do agree with the applicant...this is indeed a rare opportunity in a beautiful setting.

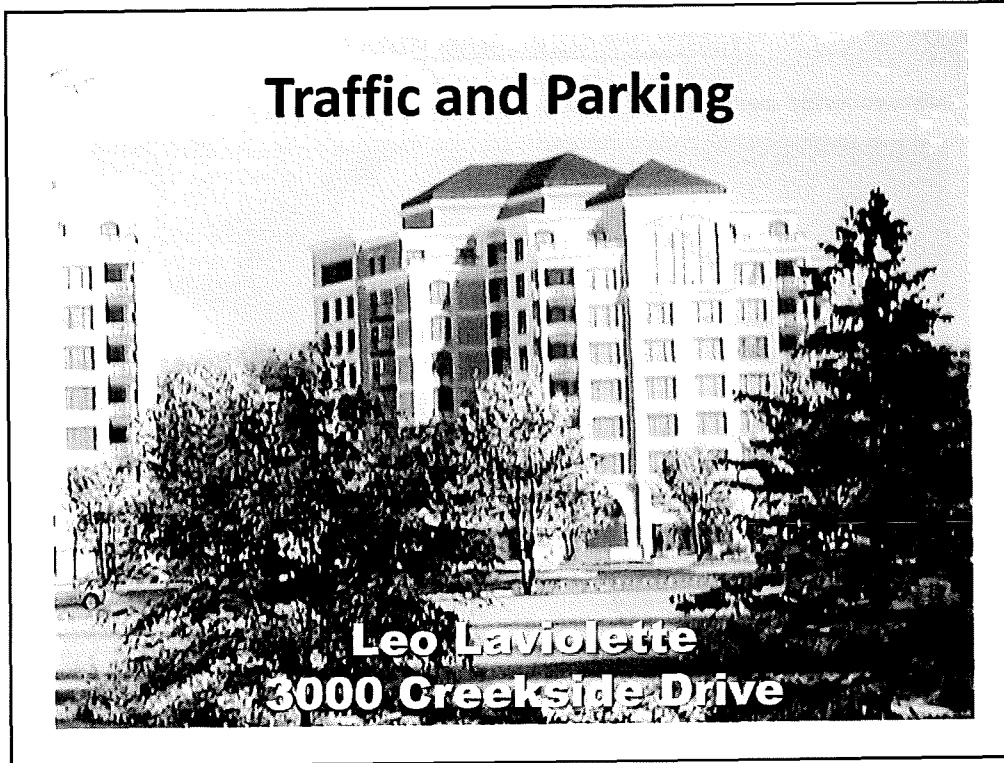
It's an opportunity not to be needlessly squandered.

Preserve our green space!

Questions?

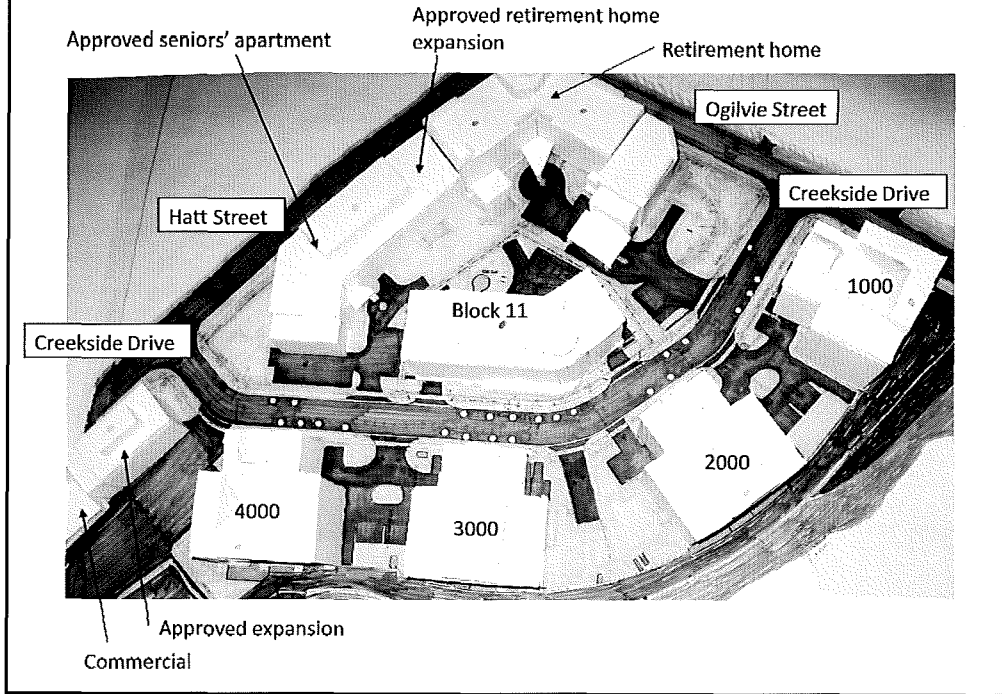


Traffic and Parking



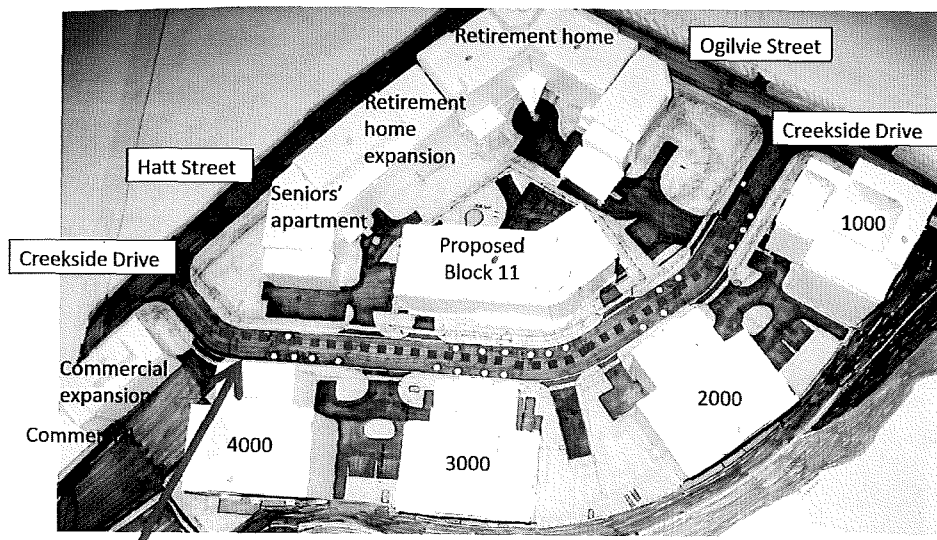
Leo Laviolette is a retired transportation engineer who lives at 3000 Creekside.

Traffic, Parking, and Congestion



This presentation is an expression of my concerns about, safety, vehicular traffic, parking restraints and pedestrian features.

1. Traffic

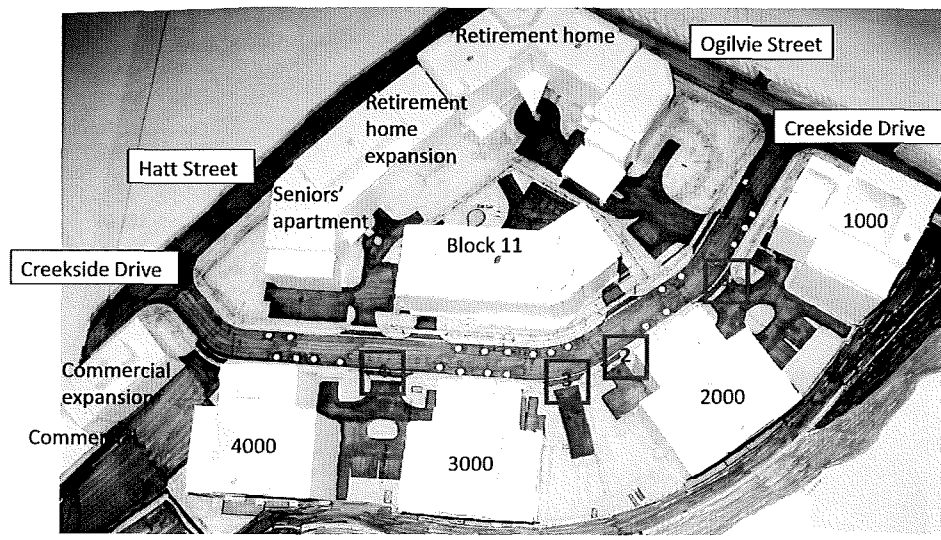


Creekside Drive – 450 metres long, 3 curves, 17.9 metres wide

Property Access Points

Creekside Drive is a short, narrow, curving local street

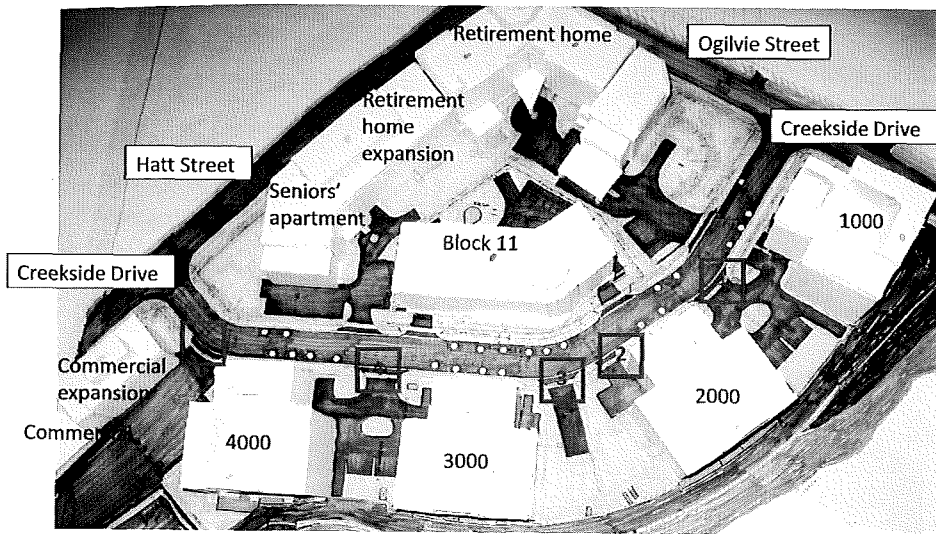
1. Traffic



4 Access Points onto Creekside Drive

with four access points to the four Condos on its west side,

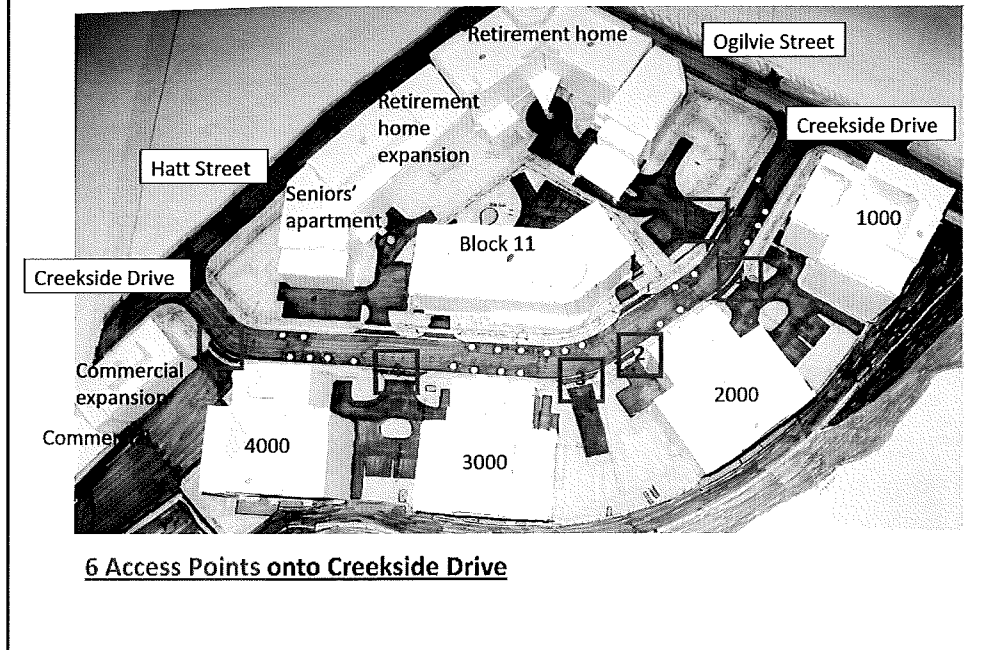
1. Traffic



5 Access Points onto Creekside Drive

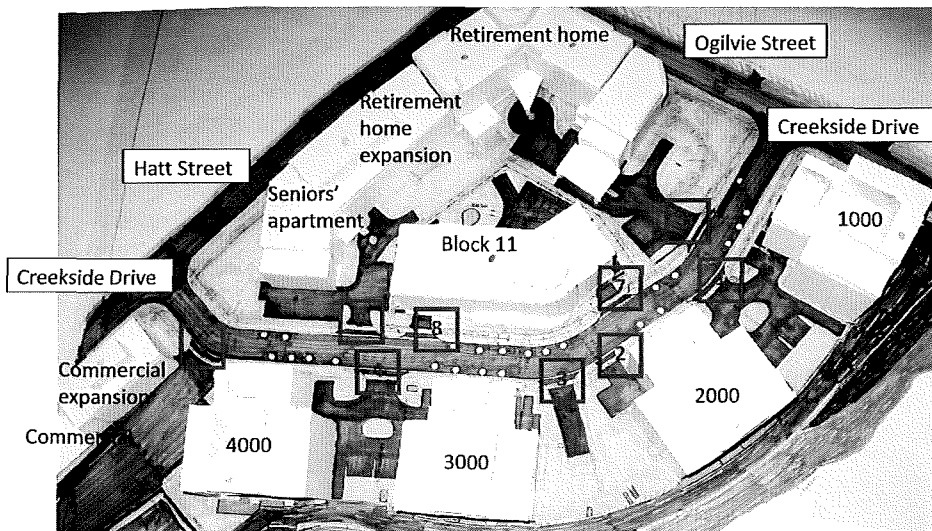
with one access point to the commercial medical building on its west side,

1. Traffic



and one access point to the retirement home on its east side.

1. Traffic



9 Access Points onto Creekside Drive

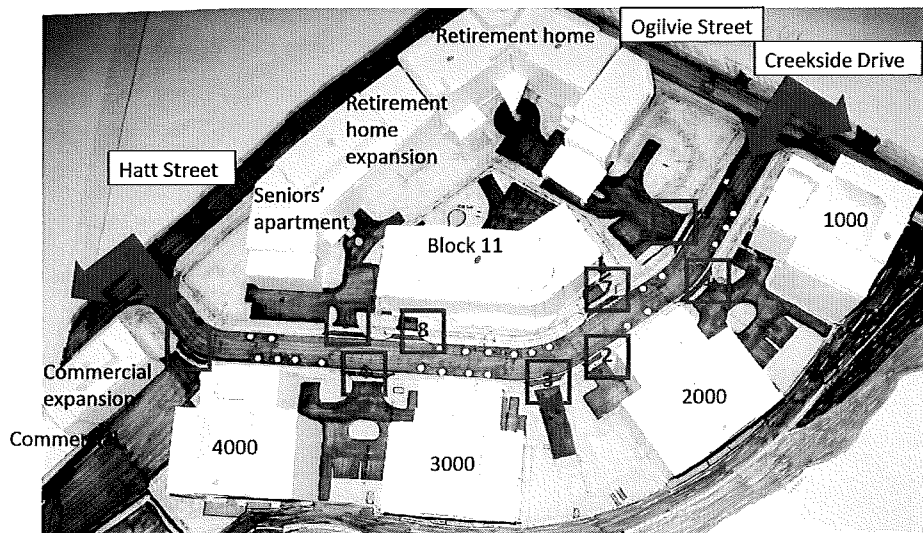
- 851 residents + vehicles for employees, customers, visitors, service vehicles + cut-through traffic

Too much activity for a narrow, curving, local road.

The proposed buildings would add three more access points on Creekside Drive's east side. This short, narrow, curving local street would then have a total of NINE access points.

Just imagine – nine access points in a short distance on what is supposed to be a LOCAL street – conflict, confusion, visibility obstructions while trying to safely exit from our garage ramp.

1. Traffic



Cut-through traffic on Creekside Drive

Cut-Through Traffic

Creekside Drive is a convenient alternative route to avoid delay at the traffic signals at Hatt and Ogilvie Streets.

These speeding, and sometimes careless, motorists are a hazard to me when I am entering the street from our garage ramp and when I am moving slowly to turn into our ramp from the street.

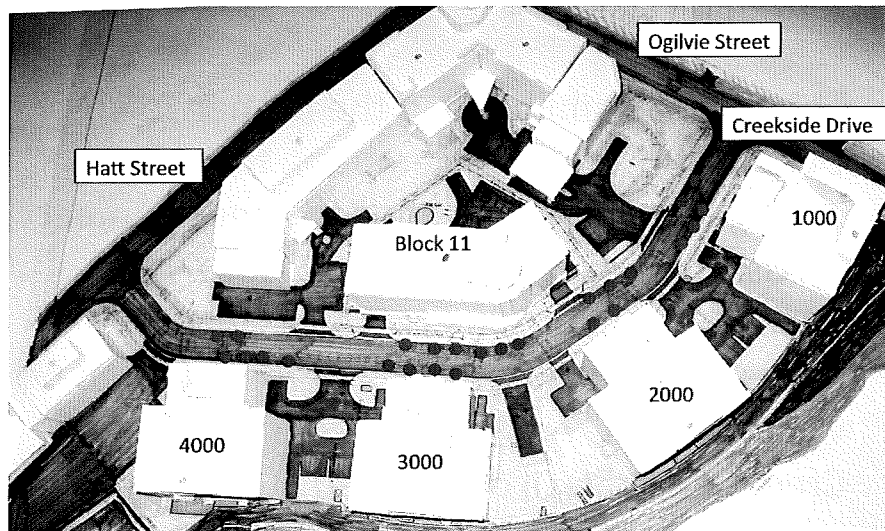
2. Parking

The City of Hamilton and the former Town of Dundas provided an exemption to its normal zoning regulations for the developer to meet its visitor parking requirements for 1000, 2000, 3000 and 4000 Creekside Drive by designating twenty-six (26) of the required 64 visitor spaces “on the adjacent street” – Creekside Drive, a designated public right-of-way.

Parking

The City of Hamilton / and the former Town of Dundas provided an exemption to its normal zoning regulations for the Condo developer to meet its visitor parking requirements.

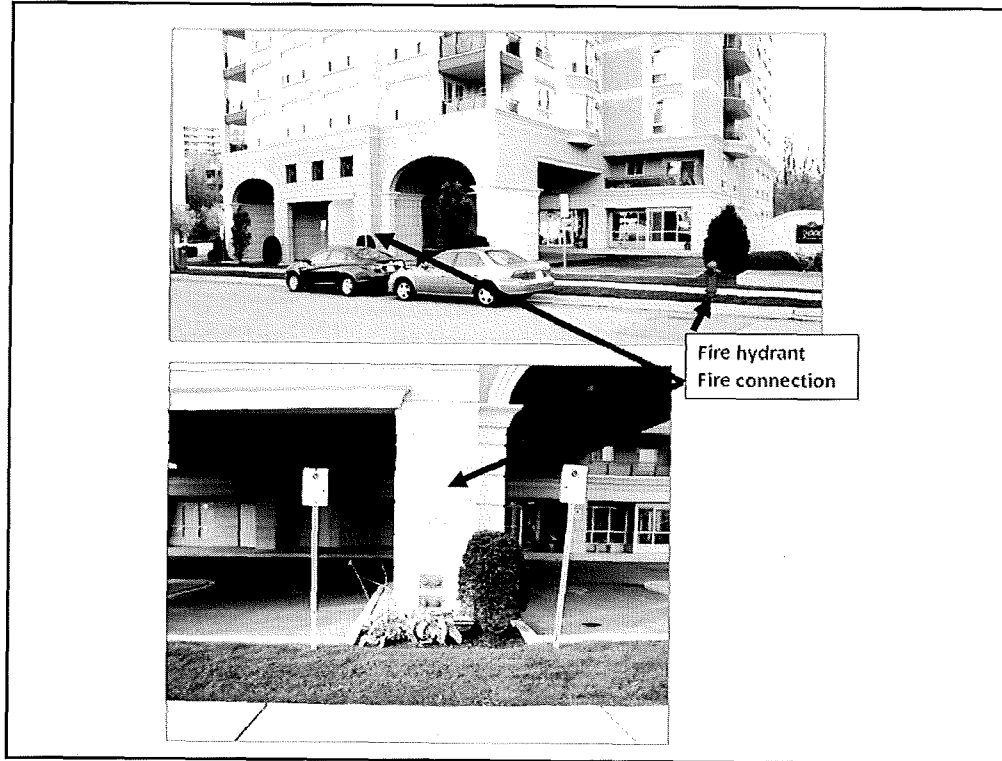
2. Parking



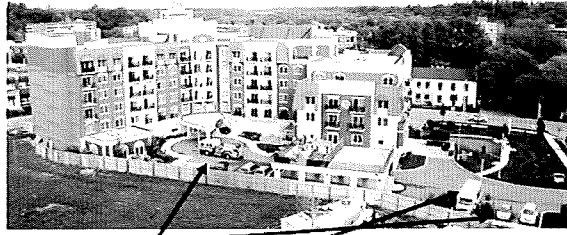
An exemption to place 26 off-street visitor spaces on Creekside Drive

by designating twenty-six (26) of the required 64 visitor spaces “on the adjacent street” – Creekside Drive.

The developer and municipalities used this zoning tool to gain concessions but on-street parking cannot be enforced using the zoning by-law.



Some of these designated visitor parking spaces have been removed – by the City’s Fire Department at fire hydrants and at building fire hose connectors – and for sight clearance at Ogilvie Street.



A Off-Street Parking: 29 visitor parking spaces, 1 space for Amica van, 0 employee parking spaces



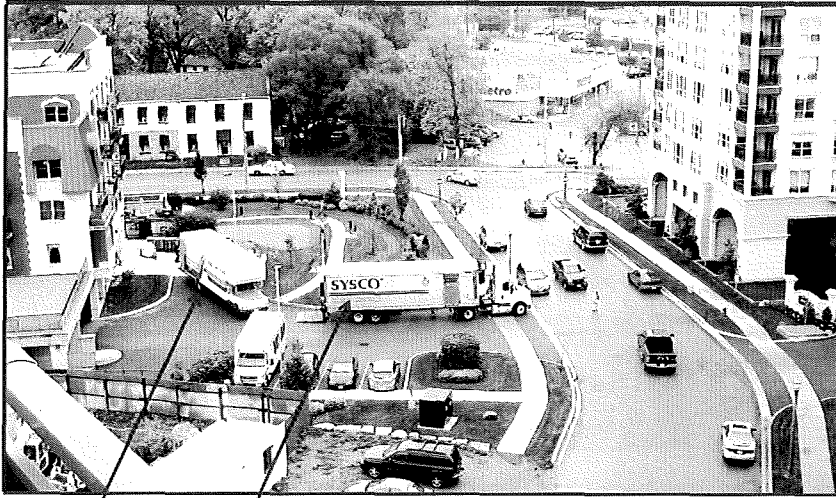
B Employees park in Block 11 and on Creekside Drive

Surface Parking Spaces at Amica Retirement Home

As well, the majority of employees at the retirement home are parking their vehicles on Creekside Drive. With the proposed development, these vehicle owners will want to continue to park there.

If all the anticipated parking prohibitions are made, only eleven (11) usable parking spaces would remain and visitor spaces would be at a premium.

3. Congestion:



Moving van and food delivery truck back from Creekside Drive to retirement home loading area.

Trucking Concerns

Almost daily, food delivery trucks and, often, moving vans are observed backing into the retirement home loading dock.

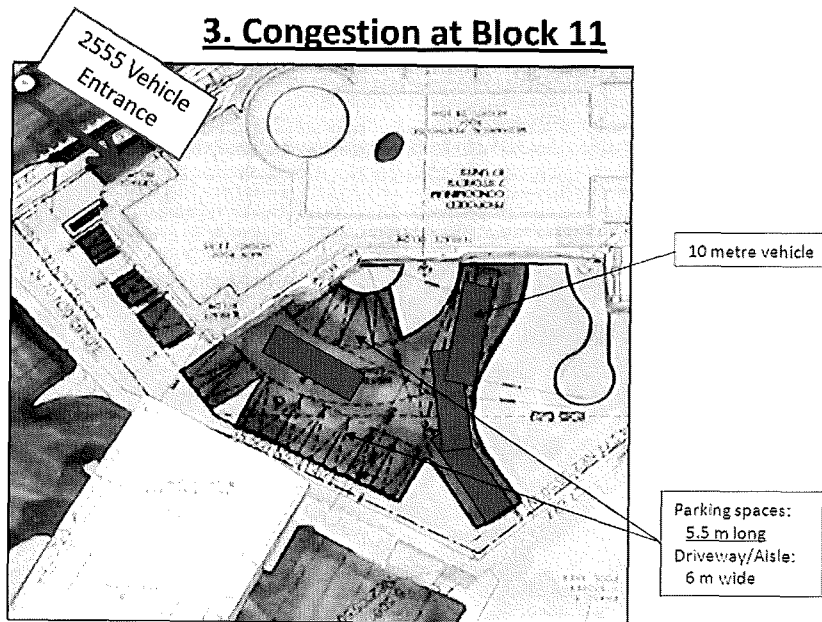
3. Congestion:



Large moving vans back from Creekside Drive to Condo loading area.

At the four condos, large moving vans back into their loading areas.

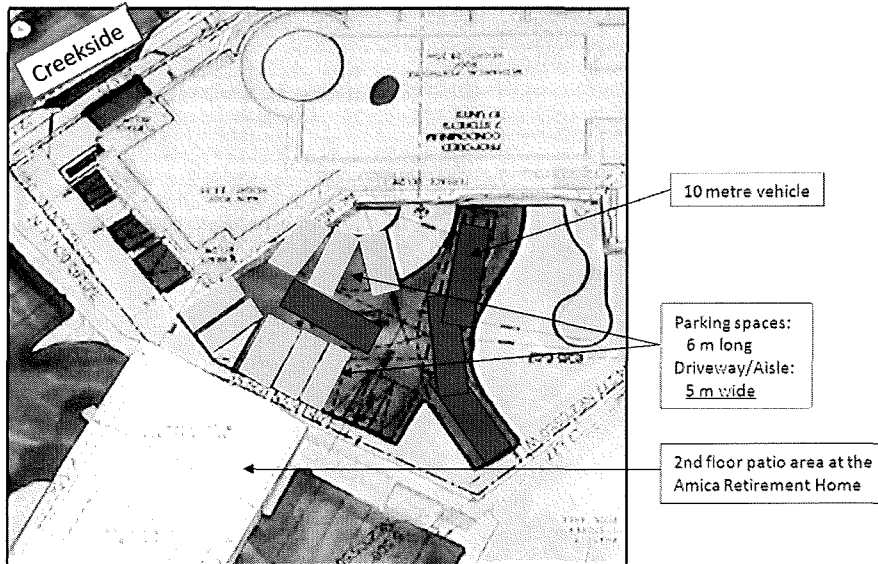
3. Congestion at Block 11



Maneuvering into the Loading Space at the Proposed Building

With the proposed development, truck, service and emergency vehicle drivers would be expected to drive forward into the loading area at the rear of the building, maneuver, and then drive forward to return. This maneuvering would not be possible for large moving vans and they would be parked in front of the building.

3. Congestion at Block 11



Parking Spaces and Aisle/Driveway at the Proposed Building

Because the visitor parking spaces are undersized and the driveway is narrow, drivers of large vehicles would avoid squeezing into the rear of the building and avoid the potential for conflicts with visitors and their vehicles.

I visualize a street filled with trucks backing into difficult accesses creating all sorts of confusion for us if this project is approved.

3. Congestion:



Unfriendly Creekside Drive – Pedestrian forced from sidewalk into the middle of the street.

Pedestrian Concerns:

The Spencer Creek development was designed and promoted as a pedestrian-friendly and age-friendly place to live. Elder pedestrians, some with walkers, can be seen walking to the many nearby services offered by downtown Dundas. Motorized wheelchairs are often seen. Creekside would become less pedestrian-friendly if a large condo is built at Block 11.

**Future emphasis should be
the preservation of the
pedestrian-friendly and age-
friendly nature of this
Spencer Creek development.**

**NO MORE CONCESSIONS –
PRESERVE OUR
GREEN SPACE**

Future emphasis should be the preservation of the pedestrian-friendly and age-friendly nature of this Spencer Creek development.

NO MORE CONCESSIONS – PRESERVE OUR GREEN SPACE.

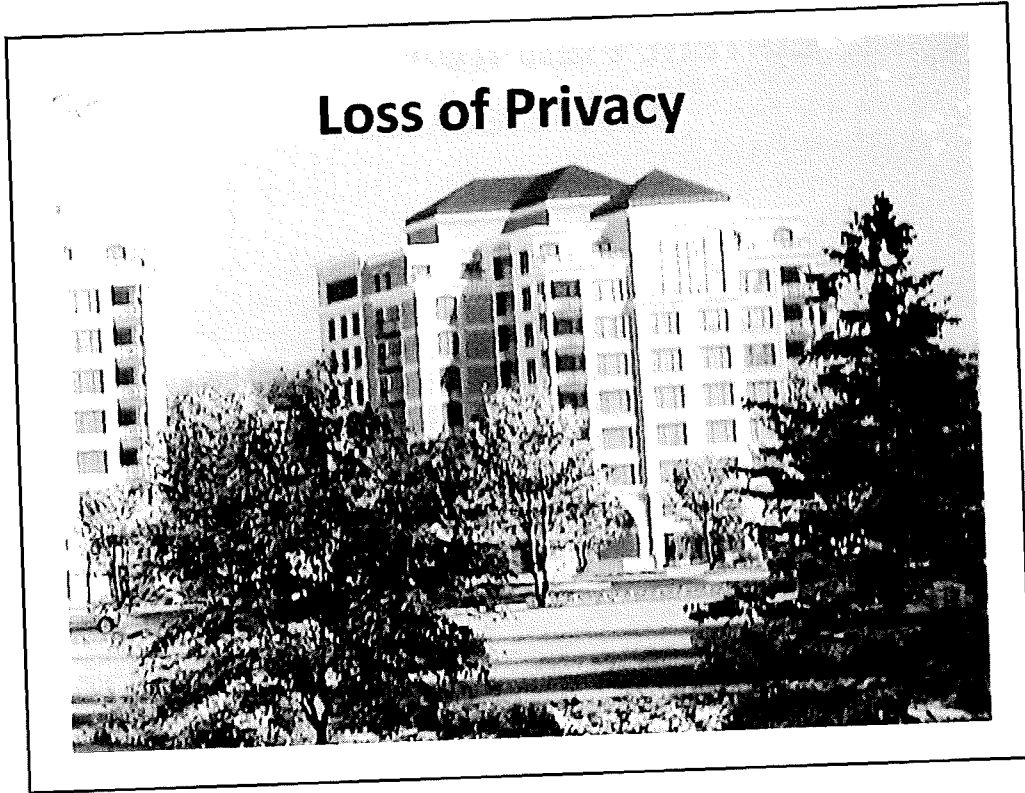
Questions?





Ken Lawrence had a career in business, and retired as Vice President of Engineered Plastics in Oakville. He lives at 1000 Creekside Drive.

Loss of Privacy



Current View from 5th Floor 3000 Creekside

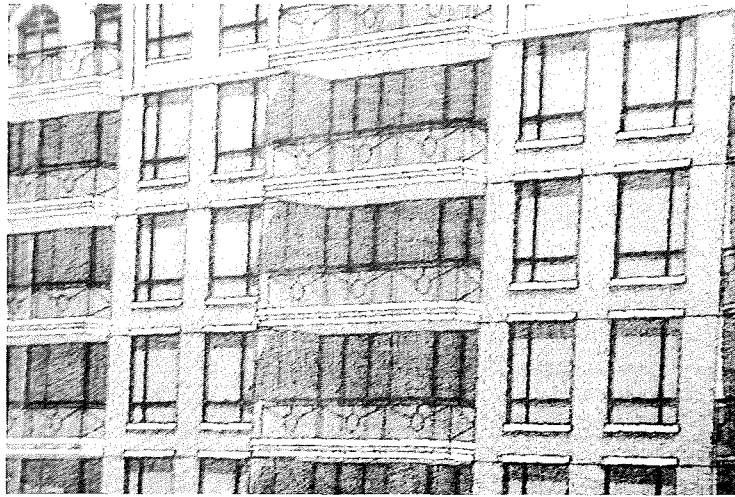


Distance to Amica front entrance > 100m
Shortest Distance to Amica ~ 90m
Privacy for Creekside and Amica

The current as built situation provides reasonable privacy for residents of Spencer Creek Village.

This view from the fifth floor of 3000 Creekside shows the Amica main entrance at a distance of more than 100 m, with the closest part of Amica approximately 90 m.

View with Proposed Building



Distance to Proposed Building: 20m
Looking directly into bedrooms

The proposed building invades the privacy of residents of 3000 Creekside Drive and is a mere 20 m away. Residents of both buildings have close views into bedrooms.

View from Amica: Alterra's Depiction

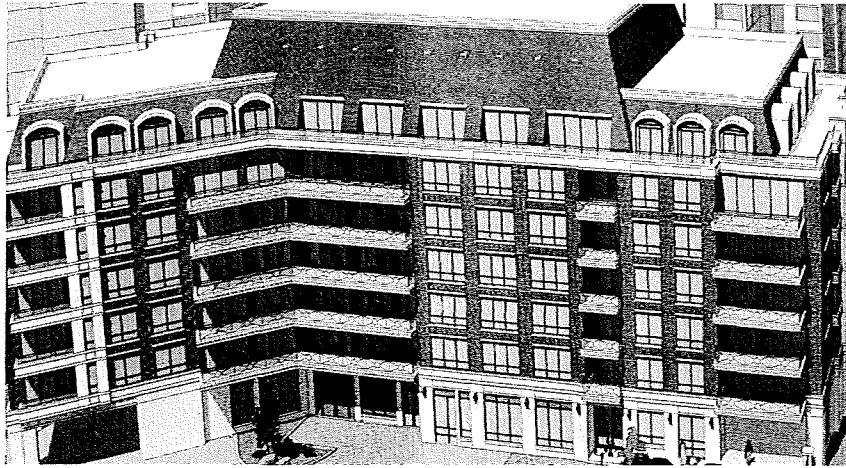


**Planned and promised green space on Block 11
Privacy for Creekside and Amica**

This slide shows the privacy implied for Spencer Creek Village, with the promised green space prominent.

This is the concept the developer sold to potential purchasers and what occupants of the Amica retirement home were told to expect.

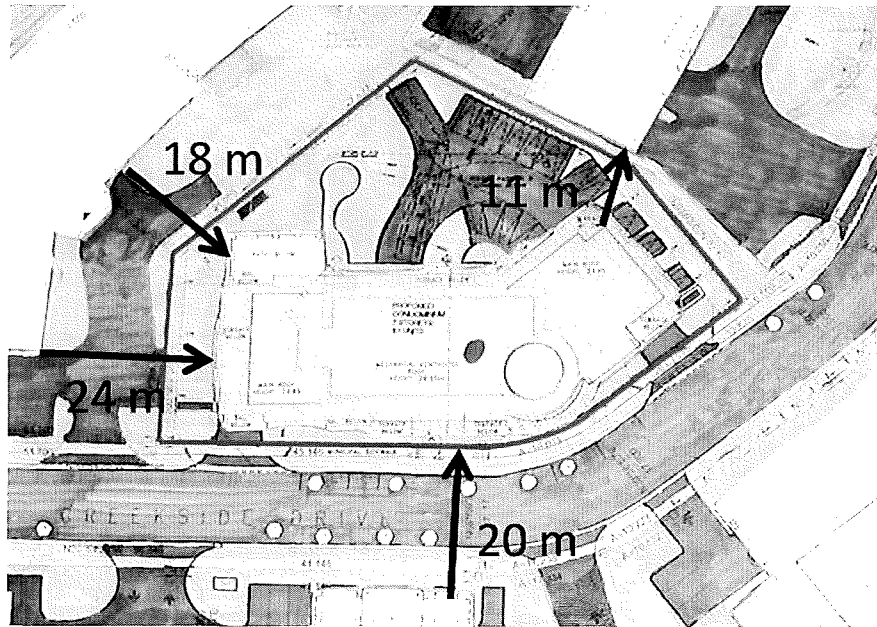
View With Proposed Building



Green space removed
Greatly reduced privacy

This slide shows a view from Amica in which the developer now proposes to substitute this building for the green space.
Privacy would be greatly reduced.

Privacy Invaded by Proposed Building



Proposed building too close

While the proposed building invades the privacy of Creekside residents, particularly 3000, it is even closer to some parts of Amica, and to the already approved seniors apartment building.

Concrete Canyon: Inappropriate for Dundas



Proposed building too high on narrow street,
will tower over pedestrians

The proposed building would front directly on the sidewalk and tower over pedestrians, creating a concrete canyon. Such a concrete canyon is inappropriate for the Dundas community.

Wind Effects



Wind Effects

Large buildings change wind patterns substantially

- Major effects:
 - “Channeling” or “Concrete Canyon Effect”
 - Turbulence (or gusts) around building

High winds and gusts are a danger to pedestrians, especially to elderly

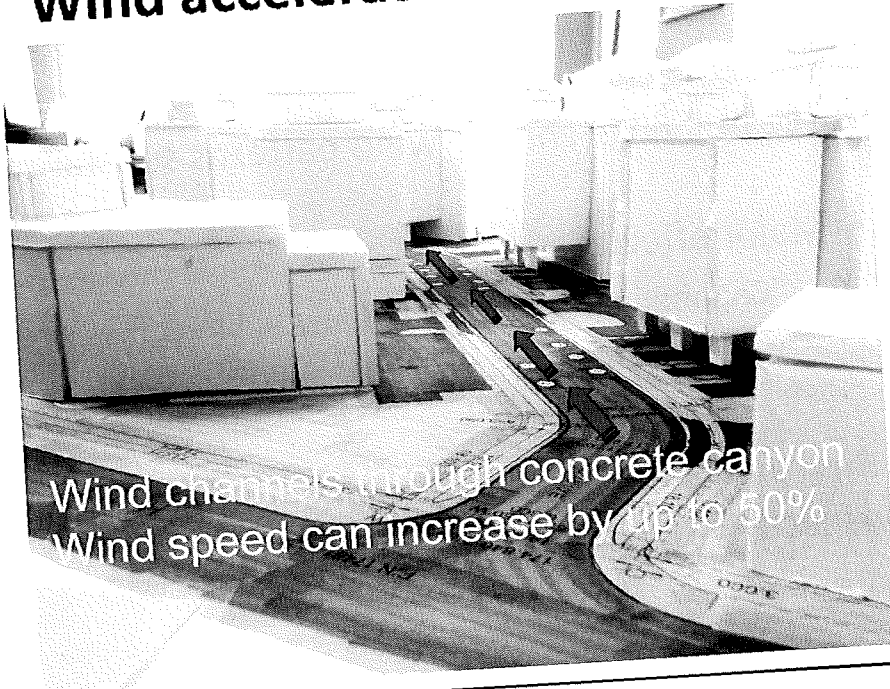
When large buildings are added, two major harmful wind effects occur.

The first is channeling of wind, the “Concrete Canyon” effect.

The second is turbulence created around large buildings.

These effects can cause enhanced wind speed and gusts which can be a danger to pedestrians, particularly the elderly.

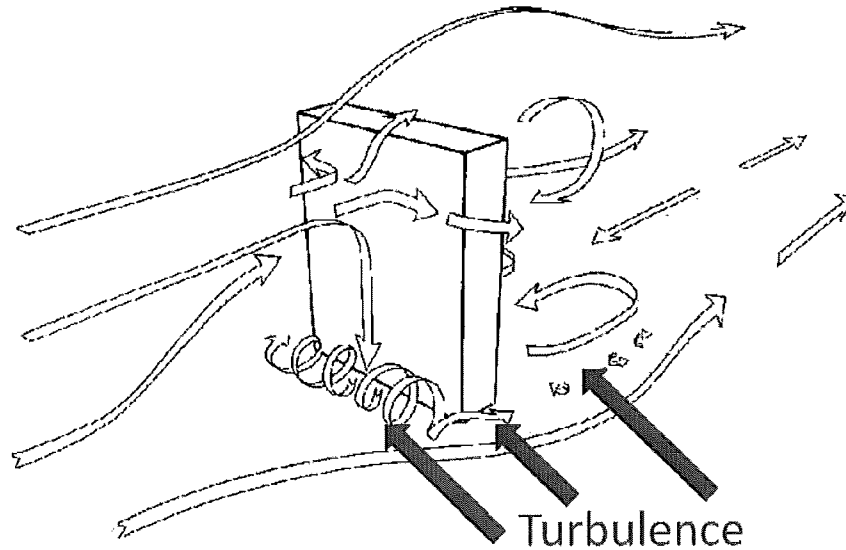
Wind acceleration: Channeling



Wind channels through concrete canyon
Wind speed can increase by up to 50%

Wind speeds can be increased by as much as 50% by channeling.

Turbulence Around Buildings



Turbulence creates danger similar to an increase in wind speed by up to 50%

Wind striking a large building creates turbulence at the base, around the sides, and even behind the building.

Such turbulence can create danger to pedestrians, similar to an increase in wind speed.

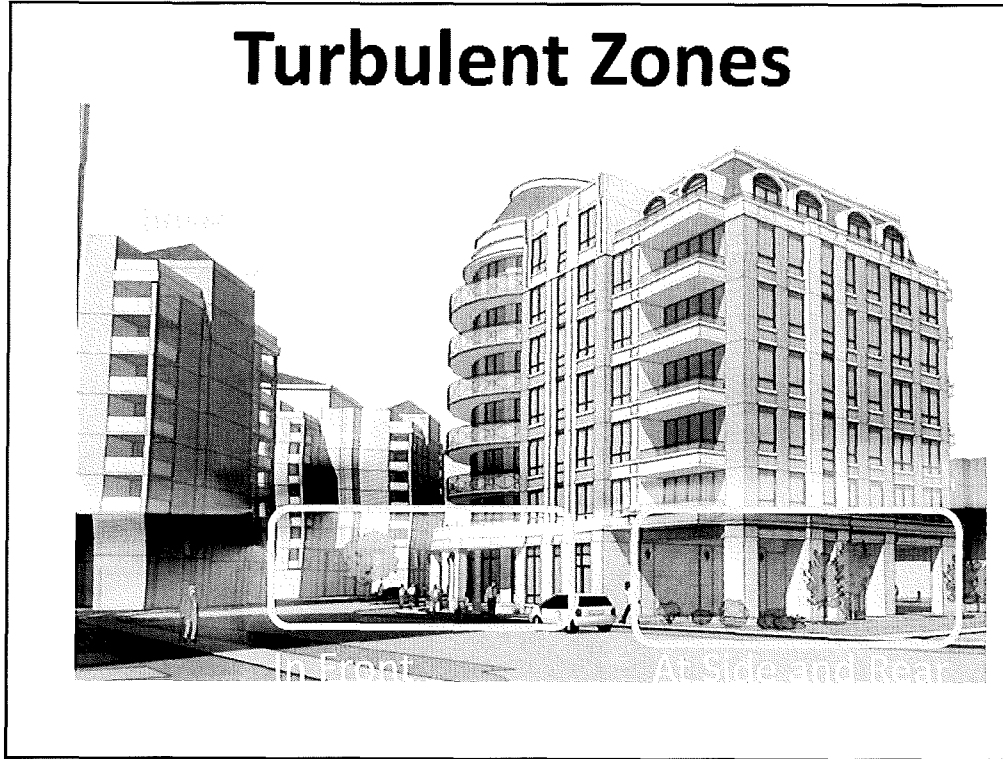
Prevailing Winds Strike Building



Areas of Wind Acceleration and Turbulence

Prevailing winds in our area are from the southwest and west. They would strike the proposed building and channel down Creekside Drive and between the proposed building and the Amica extension. Turbulence would be created along the sidewalk in front, around both ends of the building, and in the rear, and would also affect the main entrance of Amica.

Turbulent Zones



This slide shows the turbulent zones along Creekside and at the east side of the proposed building where there is to be an undercut driveway.

Alterra Wind Study

- Many areas are “windier than desired”
- Undercut driveway has “uncomfortable” winds
- Undercut driveway is “unsafe” for pedestrians in winter
- Several areas have winds which make the area “unsuitable for the intended use”

The developer’s own wind study emphasizes wind issues as quoted.

Wind Effect Conclusions

Community has large proportion of seniors
Many have walkers, canes etc

Proposed building decreases safety for
many of the residents

Proposed building creates unacceptable
risks for seniors

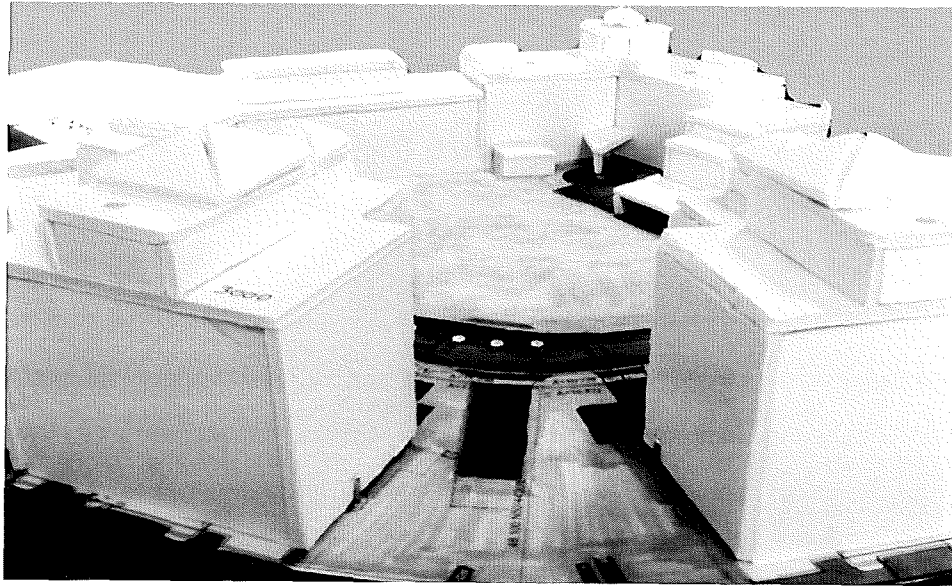
Spencer Creek Village has many seniors, many of whom require assistance devices to walk. The proposed building increases the risk for residents, particularly seniors. Dr. Kollek will describe these risks in a later presentation.

Loss of Sunlight



We now consider loss of sunlight and shadowing.

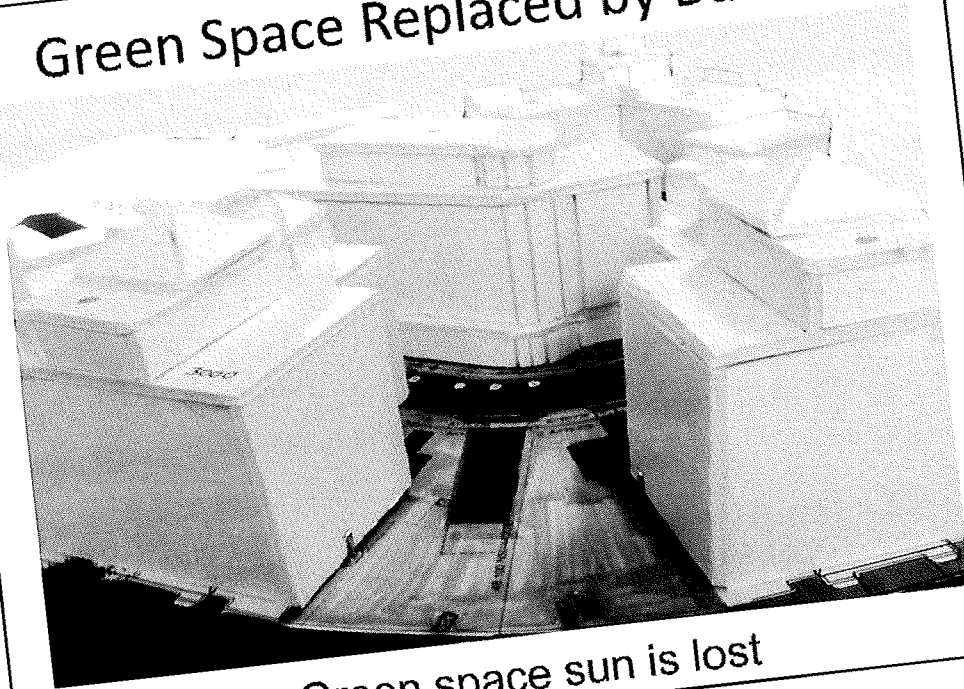
Green Space at the heart



Green space is a good source of sun for users

One of the many advantages of green space at the heart of the community is to provide a space for people to get the sunlight they need.

Green Space Replaced by Building



Green space sun is lost

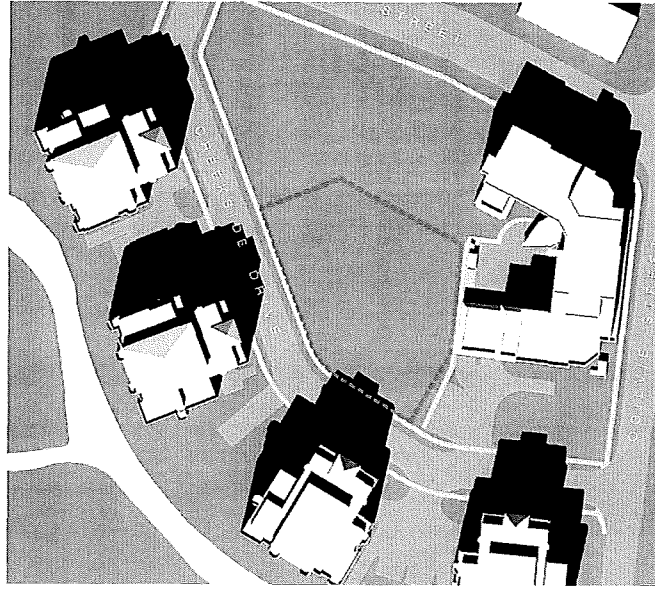
Removing the green space removes that opportunity.

Shadows at Spencer Creek Village



This Google Earth picture shows the shadows cast by the existing buildings in the afternoon of August 31, 2009. The shadows shown do not match with shadows shown in the developer's submission. A separate shadow study submitted by residents of Creekside Village in April 2011 shows significant portions of 3000 and 4000 Creekside, Amica, and the approved Amica extension and seniors apartments would be overshadowed by the proposed building.

September 21, 2 pm Green Space



Green space is in direct sun

September 21, 2 PM. The green space has no shadowing and this holds true for most of the day at that time of the year.

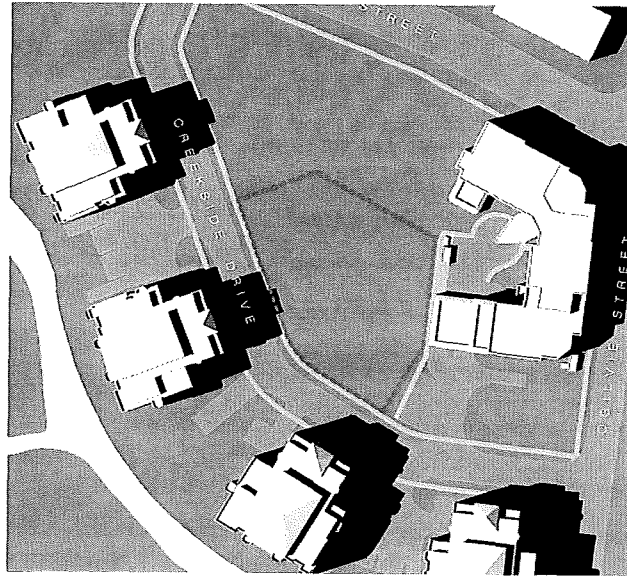
September 21, 2 pm Building



Building results in complete loss of sun there

With the proposed building, there is little sun in Block 11 for the entire day.

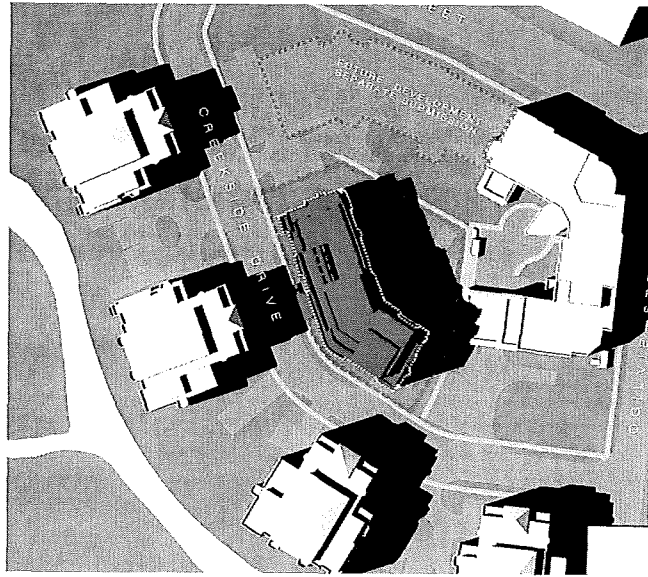
June 21, 4 pm Green Space



Green space in direct sun

June 21 without the building, the green space is in sunlight throughout the day.

June 21, 4 pm Building



Building results in nearly complete loss of sun

With the proposed building, there is once again, almost no sun in Block 11.

Building in Place of Green Space

There will be a major loss of sunlit area for the residents of Spencer Creek Village throughout the spring, summer and fall.

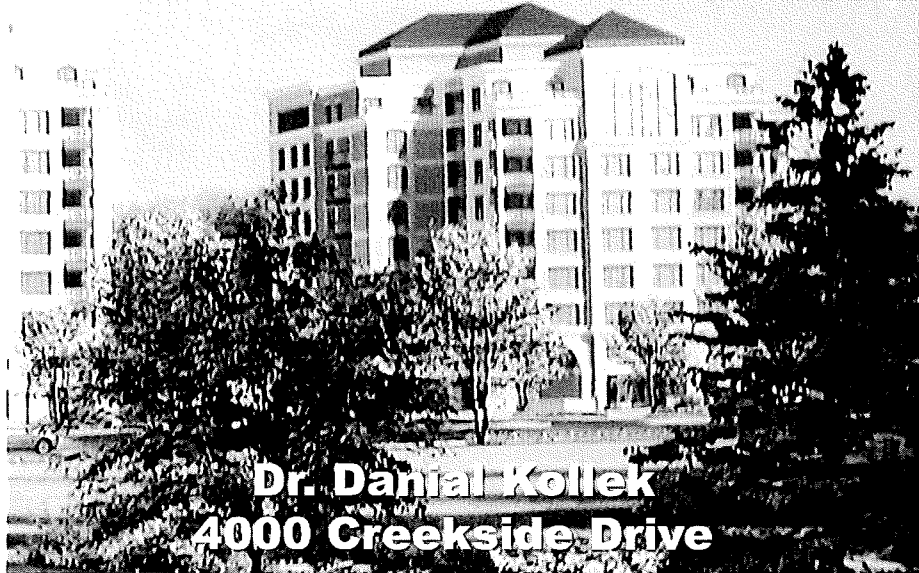
This poses serious health risks, as Dr. Kollek will explain.

Conclusion: There will be a major loss of sunlit area for the residents of Spencer Creek Village throughout the spring, summer, and fall.
Thank you.

Questions?



Health and Quality of Life



Dr. Daniel Kollek is an Emergency Room Physician and an Assistant Professor of Medicine at McMaster. He lives at 4000 Creekside Drive.

Impact of proposed development

- Loss of sunlight
- Wind acceleration
- Loss of green space

What does this do to people's
health and lives?

Loss of Sunlight and Depression

- Loss of sunlight leads to depression
- Depression is the world's leading cause of disability (as defined by the WHO)
- The elderly are at a higher risk of depression than the general population
- **Currently** average age at Creekside and Amica is 70+

Depression in the elderly causes:

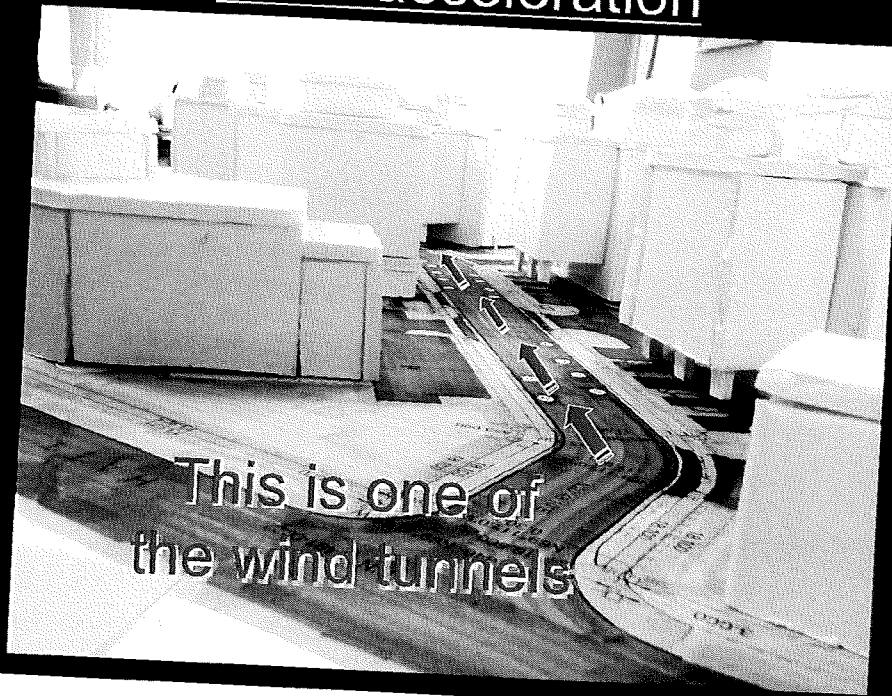
- “...a substantial transformation of the quality of his or her whole life.”
- A worsening in “morbidity (including symptom distress), functioning, and mortality”. (Clin Geriatr Med. 1992 May;8(2):377-86.)
- Depression severity made **larger independent contributions** to general health indicators than medical comorbidities.

(Ann Fam Med November 1, 2004 vol. 2 no. 6 555-562)

Loss of Sunlight & other health issues

- Loss of sunlight leads to drop in vitamin D levels which is required for protection against
 - ❖ colorectal cancer
 - ❖ cardiovascular disease
 - ❖ high blood pressure
- Vitamin D improves bone strength and can decrease fracture incidence by 20%

Wind acceleration



This is one of
the wind tunnels

Wind Acceleration



Wind Acceleration

- The vast majority of falls in the elderly are because of mis-step, not fainting.
- Mis-step can be caused by:
 - ❖ irregular paving,
 - ❖ inability to visualise the ground (both from loss of vision and from poor illumination)
 - ❖ slippery surfaces,
 - ❖ external forces (wind, impacts etc.)

To put this into numbers

- The Block 11 project will increase hip fractures through higher fall risk and lower vitamin D.
- Hip fractures alone can lead to :
 - ❖ 24% mortality in the elderly within the year
 - ❖ 60% never being able to walk independently
 - ❖ 32% still requiring nursing home care a year later
 - ❖ 20% never returning to their homes

(Ignoring other fractures such as pelvis and spine and other related injuries)

The guidelines say:

- **American Medical Association (2010):** the most effective strategy for reducing falls in community living older adults is intervening on multiple risk factors including specifically **fall preventions**.
- **Centre for Disease Control**, because of the increased risk of fatal falls, recommends to make significant efforts to **limit fall hazards**.

Loss of Green Space- Individual

- Green space has been shown to promote active exercise in all age groups.
- Green spaces reduces the heat island effect which can help in turn to reduce heat stress among the elderly.
- Individuals who have some nearby vegetation or live closer to green space seem be more effective in managing major life issues and performing better in cognitive tasks.

The Bottom Line on Green Space

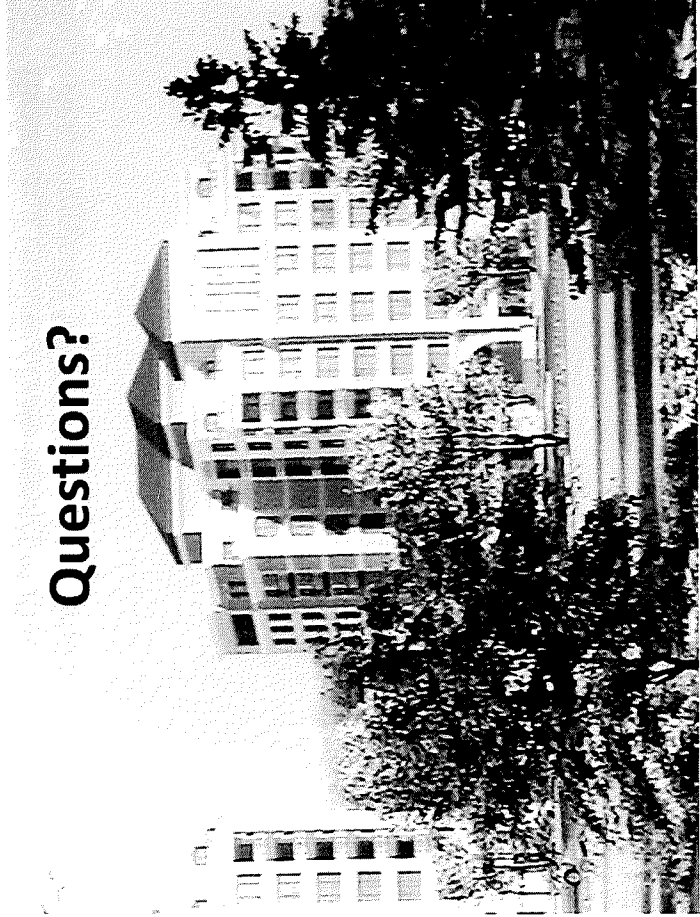
Living in areas with walkable green spaces positively influenced the longevity of urban senior citizens independent of their age, sex, marital status, baseline functional status, and socioeconomic status.

J Epidemiol Community Health 2002;56:913–918

Impact of proposed development

- Loss of sunlight – more depression, illness, injury & mortality
- Wind acceleration – more falls with resulting illness & mortality
- Loss of green space – less healthy individuals, poorer quality of life

Questions?



Health and Quality of Life Impact of Block 11 Proposal

Dr. Daniel Kollek, Emergency Physician, Associate Professor McMaster University

Abstract

The presentation will review the medical impact of the proposed development taking into account the elderly population of the neighborhood and the effects of reduced sunlight, increased wind and reduced green space. These three items were chosen because they have specifically been shown to have direct effect on health, survival and quality of life. The presentation will show that, based on current scientific knowledge, the proposed development poses increased risks to the health and wellbeing of the local population. It will further show that these risks are well-documented and public knowledge.

Data Quality

With one exception all publications quoted were selected by a third party librarian to avoid selection bias. The one exception "Greenspace and quality of life: a critical literature review executive summary", was produced by the research centre for inclusive access to outdoor environments Edinburgh College of Art and Heriot-Watt University in 2008. Where possible all sources are peer-reviewed publications.

Health effects of the proposed Block 11 development

1) Loss of sunlight

a) Loss of Sunlight and Depression

- i) Loss of sunlight leads to depression
- ii) The elderly are at a higher risk of depression than the general population
- iii) Depression is the world's leading cause of disability (*as defined by the World Health Organisation*)
- iv) Depression in the elderly causes: "...a substantial transformation of the quality of his or her whole life", as well as a worsening in "morbidity (including symptom distress), functioning, and mortality". (*Clin Geriatr Med. 1992 May;8(2):377-86.*)
- v) Depression severity made larger independent contributions to general health indicators than medical comorbidities.

b) Loss of sunlight leads to drop in vitamin D levels

- i) Vitamin D provides protection against
 - (1) colorectal cancer
 - (2) cardiovascular disease
 - (3) high blood pressure
 - (4) sudden cardiac death
- ii) Vitamin D improves bone strength and can decrease fracture incidence by 20%

To put the previous point into perspective, decreasing vitamin D increases the risk of fractures in the event of a fall. Hip fractures patients alone have:

- 24% mortality in the elderly within the year
- 60% incidence of never being able to walk independently again
- 32% incidence of still requiring nursing home care a year later
- 20% incidence of never returning to their homes

This is ignoring all other fractures such as pelvis and spine and other related injuries and, more importantly, ignoring the likelihood that a building on block 11 would INCREASE the risk of falls

The proposed development increases the risk of depression, the risk of fractures (with the related burden of pain, illness and mortality) and of other Vitamin D related illness.

2) Wind acceleration

The vast majority of falls in the elderly are because of mis-step, not fainting. Mis-step can be caused by:

- a) irregular paving,
- b) slippery surfaces,
- c) external forces (wind, impacts etc.) and
- d) inability to visualise the ground (both from loss of vision and from poor illumination)

The proposed building will increase one of these factors temporarily and three of these factors permanently. The construction phase will inevitably cause obstructions and possibly irregular pavement that would not be present if there was a single sidewalk the length of Creekside drive. After the construction phase there will be increased winds through the concrete tunnel created, the shadow of the building will make the sidewalks less visible and, in the winter, the shading will prolong the period that the sidewalks are icy. This effect will be most pronounced during winter mornings on the sidewalks near the pharmacy and laboratory, affecting those residents going for morning blood-work.

The profound negative health impact of simple hip fractures has been outlined above. Overall falls are a key cause of illness and death in the elderly. The American Medical Association stated in 2010 that the most effective strategy for reducing falls in community living older adults is intervening on multiple risk factors including specifically fall preventions. The Centre for Disease Control, because of the increased risk of fatal falls, recommends making significant efforts to limit fall hazards.

The proposed development increases the risk of fatal falls and conflicts with recommendations that have become standard medical practice.

Of note; increased wind has also been identified as a risk factor for depression, compounding the effect of the decreased sunlight mentioned earlier.

3) Loss of green space

- a) Green space has been shown to promote active exercise in all age groups and specifically at-risk groups such as sedentary men.
- b) Green spaces reduce the heat island effect, which can help in turn to reduce heat stress among the elderly, during the summer.
- c) Individuals who have some nearby vegetation or live closer to green space seem be more effective in managing major life issues and performing better in cognitive tasks.
- d) Living in areas with walkable green spaces positively influenced the longevity of urban senior citizens independent of their age, sex, marital status, baseline functional status, and socioeconomic status. (*J Epidemiol Community Health 2002;56:913-918*)

The proposed development decreases the quality of life of the residents and may have a negative impact on longevity of the local population.

4) Summary

The proposed development significantly ignores the needs of the elderly population of the neighborhood, poses health risks to the local residents, conflicts with current accepted medical practice and will negatively impact the quality of life of people living adjacent to it.

Green Space: Healthy and Vital Communities



**Dr. Gordon Cameron
2000 Creekside Drive**

Dr. Gordon Cameron is a retired pediatric surgeon and Professor of Medicine at McMaster. He and his wife were also among the earliest owners in Spencer Creek Village and have lived at 2000 Creekside Drive for eight years.

**A HEALTHY TOWN IS A
COLLECTION OF HEALTHY
COMMUNITIES**

**A TOWN WITH TRADITION...
A COMMUNITY WITH CHARACTER**

**THE COMMUNITY
OF SPENCER CREEK VILLAGE**

Villages grow into towns
Towns grow into cities
But come with us

A HEALTHY TOWN IS A COLLECTION OF HEALTHY COMMUNITIES (1)

- **DUNDAS IS THAT SORT OF TOWN. TEN YEARS AGO, MY WIFE AND I DIDN'T JUST BUY A CONDO,**
- **WE BOUGHT INTO A TOWN WITH TRADITION, DUNDAS, AND A COMMUNITY WITH CHARACTER,**
- **THE COMMUNITY OF SPENCER CREEK VILLAGE**

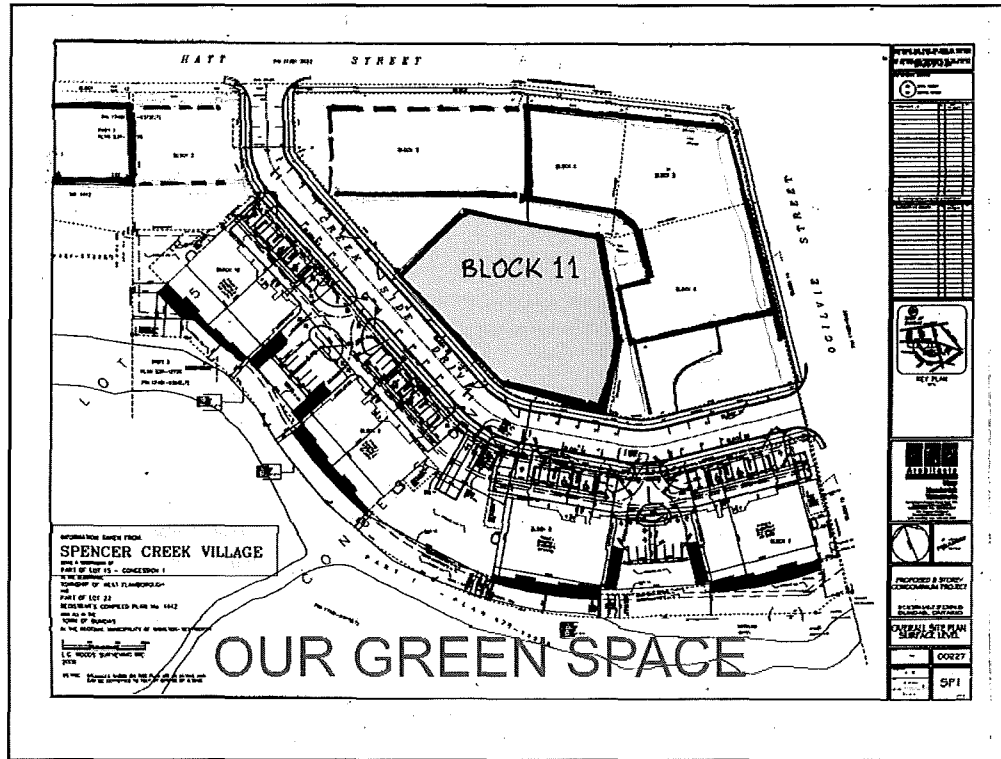
THAT PROMISED COMMUNITY
OF SPENCER CREEK VILLAGE
INCLUDED OPEN GREEN SPACE



AND THAT PROMISED COMMUNITY OF SPENCER CREEK VILLAGE INCLUDED OPEN
GREEN SPACE



**WE ARE STILL WAITING FOR THAT OPEN GREEN SPACE, EVEN THOUGH
CONDO CONSTRUCTION HAS BEEN FINISHED FOR OVER A YEAR**



OUR GREEN SPACE IS IN BLOCK 11, AT THE VERY HEART OF THE COMMUNITY OF SPENCER CREEK VILLAGE. WHY IS THAT GREEN SPACE SO IMPORTANT?



- **BECAUSE HEALTHY COMMUNITIES NEED ACCESSIBLE GREEN SPACE**

- THERE IS STRONG EVIDENCE THAT GREEN SPACE IMPROVES INDIVIDUAL HEALTH AND LONGEVITY ⁽²⁾⁽³⁾ THERE IS EQUALLY STRONG EVIDENCE THAT ACCESS TO GREEN SPACE HELPS CREATE AND SUSTAIN HEALTHY COMMUNITIES. ⁽¹⁾⁽²⁾⁽⁴⁾

- ESPECIALLY IMPORTANT ARE SMALL GREEN SPACES WHICH ARE EASILY ACCESSIBLE:

ACCESSIBLE TO ELDERLY FOLK WITH MOTILITY PROBLEMS, ACCESSIBLE TO THE HANDICAPPED OF ALL AGES, AND ACCESSIBLE TO GRANDCHILDREN

.... SOUNDS A LOT LIKE SPENCER CREEK VILLAGE!

YES, WE ESPECIALLY NEED ACCESSIBLE GREEN SPACE



- THE IMPORTANCE OF **SMALL, ACCESSIBLE GREEN SPACES** IS NOT A NEW IDEA! • IN **LONDON**, WHEN THE INDUSTRIAL REVOLUTION LED TO HEALTH AND SOCIAL PROBLEMS, GREEN SPACES WERE PART OF THE SOLUTION. • THE GOVERNMENT OPENED TO THE PUBLIC LARGE AND SMALL GREEN SPACES, MANY OF WHICH WERE FORMERLY OPEN ONLY TO THE RICH..⁽⁴⁾
- THIS HELPED PRODUCE HEALTHIER COMMUNITIES, AND GENERATIONS LATER THEY REMAIN A CHERISHED TREASURE AND AN INVIOABLE RIGHT FOR EVERY CITIZEN.
- THESE SMALL GREEN SPACES HAVE A CALMING EFFECT. THEY COOL AND FRESHEN THE AIR, THEY LIFT THE SPIRIT, THEY HELP BUILD STRONG COMMUNITIES SIMPLY BY BEING THERE, . . . AND SPECIFICALLY. . .

GREEN SPACES PROVIDE:



Close-by places to stroll Friendly places to socialize

Quiet places to stop and rest Shady places to just sit

• **GREEN SPACES PROVIDE: CLOSE-BY PLACES TO STROLL FRIENDLY PLACES TO SOCIALIZE QUIET PLACES TO STOP AND REST AND SHADY PLACES TO JUST SIT AND READ**

• ALL OF THESE FEATURES WILL BRING CALM, COHESION AND VITALITY TO OUR COMMUNITY OF SPENCER CREEK VILLAGE ⁽⁵⁾

• THIS IS NOT JUST A MATTER OF OPINION



• A MULTITUDE OF RESEARCH STUDIES ALL CONCLUDE THAT ACCESSIBLE GREEN SPACES MAKE HEALTHIER COMMUNITIES (1-7).....



10. • ONE COMPREHENSIVE REPORT TITLED “**GREEN SPACES, BETTER PLACES**”⁽⁷⁾, RECENTLY PUBLISHED BY THE U.K. GOVERNMENT, NOT ONLY REAFFIRMS THE IMPORTANCE OF GREEN SPACES BUT ALSO DEFINES WHAT IS **REQUIRED** TO ENSURE THAT THERE ARE ADEQUATE GREEN SPACES FOR FUTURE GENERATIONS. . . .

1. GOOD PLANNING TO INCLUDE APPROPRIATE OPEN GREEN SPACES IN ALL PROPOSED DEVELOPMENTS

2. DEVELOPER COMMITMENT TO FOLLOW PLANNING GUIDELINES RESPONSIBLY AND ETHICALLY

3. COMMUNITY SUPPORT TO REMAIN VIGILANT AND DEMAND APPROPRIATE OPEN GREEN SPACES

4. POLITICAL FORESIGHT, . TO ENSURE THAT OUR GRANDCHILDREN HAVE ADEQUATE OPEN GREEN SPACES,

. . . .IN SPIE OF SHORT-TERM ECONOMIC PRESSURES



. • IN CONCLUSION, I MUST ADMIT TO A SOMEWHAT SELFISH PERSONAL BIAS. I AM ONE OF THE OLDEST RESIDENTS OF SPENCER CREEK VILLAGE , AND CERTAINLY THE OLDEST SPEAKER ON THIS PANEL. WHEN MY WIFE AND I MOVED INTO SPENCER CREEK VILLAGE, WE WERE STILL HIKING AND CANOEING. NOW MY WIFE AND MANY FRIENDS ARE USING WALKERS AND ARE NO LONGER ABLE TO WALK TO THE DRIVING PARK OR HIKE ON CONSERVATION TRAILS . . . *THEY NEED THAT LITTLE PATCH OF NEARBY ACCESSIBLE GREEN SPACE,; THEY NEED IT **NOW!***

• BUT AFTER 8 YEARS, ALL WE HAVE ARE ROCKS AND GRAVEL WHERE OUR GREEN SPACE WAS PROMISED. AND BECAUSE OF THE EXTENSIVE UNDERGROUND PARKING, THAT GREEN SPACE IS THE ONLY REMAINING PART OF SPENCER CREEK VILLAGE WITH SOIL DEEP ENOUGH TO PLANT A PROPER SHADE TREE!

• **WE ARE COMMITTED. WE WILL SAVE OUR GREEN SPACE, WE WILL PLANT SHADE TREES AND WE WILL HAVE BENCHES..**

• I INVITE EACH ONE OF YOU ON THIS COMMITTEE, WHEN YOU REACH MY AGE; COME, SIT IN THE SHADE OF AN OAK TREE, SIT ON ONE OF THOSE BENCHES. ! RELAX AND CHAT WITH YOUR FRIENDS AND NEIGHBOURS, MAYBE MAKE A STRANGER INTO A FRIEND.

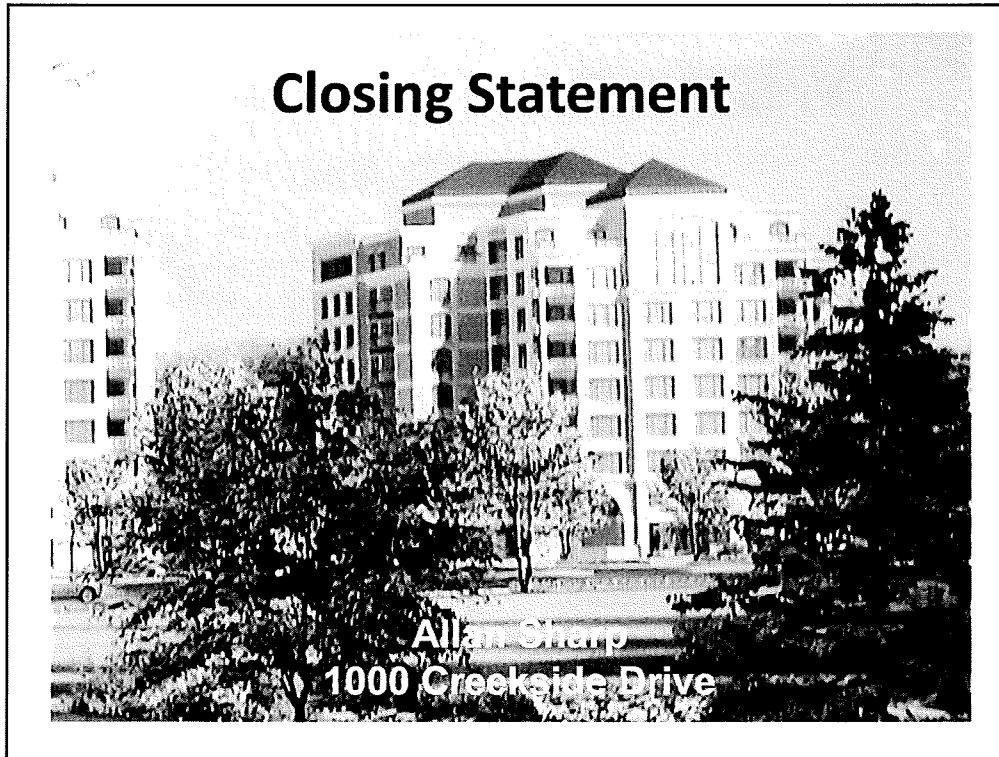
• HELP A CHILD FEED THE SQUIRRELS; . AND **RECOUNT TO THAT CHILD THE IMPORTANT DECISION THAT YOU MADE TODAY.**

THANK YOU

Questions?



Closing Statement



I'd like now to provide a brief closing statement.

As we have shown, Block 11 has had an essential and explicit purpose from the beginning as a green space at the heart of Spencer Creek Village.

Extensive multilateral negotiation and four public meetings resulted in the 1998 plan, which had wide support.

As in all negotiations, trade-offs and agreements were required to develop the plan.

We urge you to honour the conclusions reached during that process and implemented in the 1998 Official Plan and zoning bylaw amendments.

The applicant is asking you to over-intensify by substituting a condominium for the green space at the core. He is thereby asking you to negate that agreement after the fact.

This is a danger, not only for this neighbourhood, but for future developments across Hamilton.

You know how hard you have to work to reach development agreements in your wards. The integrity of that process must be protected. The Hamilton City values of honesty and accountability printed at the bottom of each page of the staff report must mean something in practice. You, and the residents of your wards must be able to trust that such agreements will not be *undone* after the fact. You need the support of your colleagues to *prevent that*, as Councillor Powers needs your support today.

Preserve Our Green Space



The original planning for Spencer Creek Village was visionary, and anticipated the provisions of later documents such as Places to Grow, and the Provincial Policy Statement. Brownfield development elsewhere in Hamilton could succeed using a model like that of Spencer Creek Village.

It is essential that the vision not be destroyed by over-intensification.

The Planning Department received over four hundred thoughtful and heartfelt letters from concerned citizens opposing the amendments before you today. Taken together, the strong message is Protect Our Green Space at the heart of Spencer Creek Village. What the letter writers, our presenters, and many others here today are asking is that you protect a view of what a vital community can be....of Spencer Creek Village as designed – as a landmark of excellent planning and a beacon for other innovative developments elsewhere in Hamilton.

We understand that making planning and development choices is not always easy. There are many pressures and pitfalls. Nevertheless, you are charged with making the best decisions you can to move Hamilton forward.

Today, you have a clear choice to make. The staff report before you sets out two alternatives. It begins by showing you a path to making a grave mistake for the future of Hamilton. In the alternative, it says you can chose to Preserve Our Green Space.

We urge you to Preserve that Green Space and deny the request for amendments.

Thank you for your time and consideration.