

CITY OF HAMILTON

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning Division

TO: Chair and Members Planning Committee	WARD(S) AFFECTED: WARD 10
COMMITTEE DATE: February 5, 2013	
SUBJECT/REPORT NO: Application to Amend City of Stoney Creek Zoning By-law No. 3692-92 for Lands Located at 2 Oceanic Drive (Stoney Creek) (PED13014) (Ward 10)	
SUBMITTED BY: Tim McCabe General Manager Planning and Economic Development Department	PREPARED BY: Alvin Chan (905) 546-2424 Ext. 1334
SIGNATURE:	

RECOMMENDATION

- (a) That approval be given to **Amended Zoning Amendment Application ZAC-12-010, by GUJ Holdings Ltd., c/o Jason Guja, (Owner)**, for a change in zoning from the Local Commercial “LC” Zone to the Multiple Residential “RM2” Zone, in order to permit a future street townhouse development, on the lands known municipally as 2 Oceanic Drive (Stoney Creek), as shown on Appendix “A” to Report PED13014, on the following basis:
- (i) That the draft By-law, attached as Appendix “B” to Report PED13014, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council.
 - (ii) That the amending By-law be added to Map 1 of Schedule “A” of Zoning By-law No. 3692-92.
 - (iii) That the proposed change in zoning is in conformity with the Hamilton-Wentworth Official Plan and City of Stoney Creek Official Plan.
- (b) That upon finalization of the implementing By-law, the subject lands be identified as “Medium Density Residential” on the Lakeshore Neighbourhood Plan.

EXECUTIVE SUMMARY

The purpose and effect of the application is to amend the City of Stoney Creek Zoning By-law in order to permit the development of 6 street townhouse dwelling units, for the lands located at 2 Oceanic Drive (Stoney Creek) (see Appendix "A").

The proposed application has merit and can be supported, as it is consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe, the Hamilton-Wentworth Official Plan, and City of Stoney Creek Official Plan.

The proposed development is compatible with and complementary to the existing uses in the immediate area and neighbourhood, and provides for the development of a complete community by providing additional housing forms and options along with additional lot sizes in a compact and efficient form to be designed through a future Site Plan Control application.

Alternatives for Consideration - See Page 19.

FINANCIAL / STAFFING / LEGAL IMPLICATIONS (for Recommendation(s) only)

Financial: N/A.

Staffing: N/A.

Legal: As required by the Planning Act, Council shall hold at least one (1) Public Meeting to consider an application for an amendment to the Zoning By-law.

HISTORICAL BACKGROUND (Chronology of events)

Proposal

The original application submitted on April 13, 2012, proposed a development of 10 maisonette dwelling units, with 5 units fronting Oceanic Drive and an additional 5 units fronting a private road with access to Drakes Drive.

In light of public submissions, the applicant/owner submitted an amended application on June 8, 2012, the purpose and effect of which is for a change in zoning from a local commercial zone to a multiple residential zone in order to permit 6 street townhouse units fronting onto Oceanic Drive (see Appendix "C"). The design and layout of the development will be determined through the future Site Plan Control process.

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Chronology:

- October 19, 2011: Development Review Committee for FC-11-106.
- April 13, 2012: Zoning By-law Amendment Application ZAC-12-010 received for 10 maisonette dwelling units.
- April 24, 2012: Application ZAC-12-010 deemed complete.
- April 27, 2012: Circulation of Notice of Complete Application for Application ZAC-12-010 to all residents within 120m of the subject lands.
- May 8, 2012: Public Notice Sign erected on subject lands.
- June 8, 2012: Revision to Zoning By-law Amendment Application ZAC-12-010 received for 6 street townhouse dwelling units.
- June 11, 2012: Revision to Zoning By-law Amendment Application ZAC-12-010 deemed complete.
- June 25, 2012: Circulation of REVISED Application ZAC-12-010 to all residents within 120m of the subject lands.
- July 3, 2012: Revised Public Notice Sign erected on subject lands.
- December 21, 2012: Circulation of Notice of Public Meeting to all residents within 120m of the subject lands.

Details of Submitted Application:

Location: 2 Oceanic Drive (Stoney Creek) (See Appendix "A")
Owner/Applicant: GUJ Holdings Ltd. (c/o Jason Guja)
Agent: MMK Engineering Inc. (c/o Akram Hanna)

Property Description:

<u>Lot Frontage:</u>	Oceanic Drive	-	23.83m
	Drakes Drive	-	25.00m
	Frances Avenue	-	53.44m
<u>Lot Depth:</u>	40.06m (Irregular - East Lot Line)		
<u>Lot Area:</u>	± 1,600m ²		
<u>Servicing:</u>	Full Municipal Services		

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EXISTING LAND USE AND ZONING FOR ZAC-12-010:

	<u>Existing Land Use</u>	<u>Existing Zoning</u>
<u>Subject Lands:</u>	Accessory Structures of 8 Oceanic Drive	Local Commercial "LC" Zone
<u>Surrounding Land Uses:</u>		
North	Single Detached Residential	Single Residential "R4" Zone
South	Vacant Lands	General Commercial "GC-33" Zone
East	Single Detached Residential	Single Residential "R4" Zone
West	Single Detached Residential	Single Residential "R4" Zone

POLICY IMPLICATIONS

Provincial Policy Statement:

The application has been reviewed with respect to the Provincial Policy Statement (PPS). Staff recognizes that the application is consistent with the policies that focus growth in Settlement Areas, Policy 1.1.3.1.

Additionally, Policy 2.6.2 requires that development and site alteration shall only be permitted on lands containing archaeological resources or areas of archaeological potential if the significant archaeological resources have been conserved by removal and documentation, or by preservation on site. An Archaeological Assessment was submitted with the subject application, and upon review, staff concurs with the findings. Accordingly, the Provincial interest has been satisfied.

Lastly, Policy 1.7.1(e) outlines that long-term economic prosperity will be supported by planning so that major facilities (such as transportation corridors) and sensitive land uses are appropriately designed, buffered, and separated from each other to prevent adverse effects from odour, noise and other contaminants, and minimize risk to public health and safety.

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A noise feasibility study and associated addendums were submitted with the subject application, and upon review, staff concurs with the findings that residential development is feasible subject to appropriate mitigation measures and warning clauses, which are to be included through the future Site Plan Control application.

Accordingly, the Provincial interest has been satisfied and the proposal is, therefore, consistent with the Provincial Policy Statement.

Growth Plan for the Greater Golden Horseshoe (Places to Grow):

The subject application is consistent with the Guiding Principles, Section 1.2.2 and the Managing Growth policies of the Plan, through a planned and managed growth that supports a strong and competitive economy, while protecting, conserving, enhancing, and wisely using the valuable natural resources of land, air, and water for current and future generations; optimizing the use of existing and new infrastructure to support growth that is in a compact, efficient form; and establishing a built compact, vibrant, and complete community. Based on the foregoing, the proposal conforms to the policies of the Growth Plan for the Greater Golden Horseshoe (Places to Grow).

Hamilton-Wentworth Official Plan:

The subject property is designated “Urban Area” in the Hamilton-Wentworth Official Plan. Policy C-3.1 outlines that a wide range of urban uses, defined through Area Municipal Official Plans and based on full municipal services, will be concentrated in the Urban Areas.

Additionally, Policy B-9.2 states that the City shall consider the protection and preservation of regionally significant historical and cultural resources, including recognized archaeological sites, in the review of proposals for development and re-development. Where possible, these attributes will be incorporated into the overall design in a manner which minimizes adverse impacts and encourages maintenance and protection. As mentioned above, the Provincial interest has been satisfied.

As the subject application is to permit the development of street townhouse units fronting onto Oceanic Drive, located within the “Urban Area” where full municipal services are available, the proposal conforms to the policies of the Hamilton-Wentworth Official Plan.

City of Stoney Creek Official Plan:

The subject lands are designated as “Residential” on Schedule A - General Land Use Plan. Policy A.1.2.1 prescribes that *“the primary uses permitted in areas designated on Schedule “A” as RESIDENTIAL shall be for dwellings. The location and type of residential densities within these areas, however, shall conform with the relevant*

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Secondary Plan provisions, as specified under this Sub-section, Sub-section A.13, F.3, and other relevant policies of this Plan.”

The subject lands are not subject to a Council-adopted Secondary Plan and, therefore, Section A.13 is not applicable. Section F.3, in particular Policy F.3.5, indicates that where no Secondary Plan exists, development shall be guided by the relevant policies of this Plan, as discussed in greater detail below.

Staff notes that the subject lands form part of the Lakeshore Neighbourhood Plan, but as per Policy Section F.7.1, identifies that Neighbourhood Plans are intended to be a general guide plan for the development and re-development of the Urban Residential Neighbourhoods and may be revised from time-to-time by resolution of Council. A change to the Neighbourhood Plan to “Residential” has been proposed, and is further analyzed in the following section.

Policy A.1.2.5 requires that development be provided with full municipal services in a variety of dwelling forms, as per Policies A.1.2.6 and A.1.2.9. As the proposed development is for a form of housing not currently found in the neighbourhood, on full municipal services, the proposal conforms to the above noted policies.

Furthermore, Policy A.1.2.17 states:

“In the evaluation of any proposal for multiple family residential development (triplex, fourplex, sixplex, attached housing, and apartment dwellings), the relevant Secondary Plan policies of this Plan shall apply. In addition, Council shall be satisfied that:

- a) Schools and neighbourhood commercial facilities will be adequate for the increased residential density resulting from the proposal;*
- b) The height, bulk, and arrangement of buildings and structures will achieve harmonious design, and will not conflict with the existing and/or expected development of the surrounding area. In this regard Council may require the developer to submit evidence that wind and shadows will not have a harmful effect upon adjacent areas;*
- c) Appropriate off-street parking, landscaped areas, protection for abutting residential uses, where warranted, and other accepted site planning features can be satisfactorily accommodated on the proposed site; and,*
- d) Ingress and egress to the property will be so designed as to minimize traffic hazards and congestion on surrounding streets.”*

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As previously mentioned, there is no applicable Secondary Plan for the subject lands. In review of the above criteria, the proposed development is of a design of attached housing that would be more harmonious with the surrounding area than the original envisioned local commercial use along Oceanic Drive.

In addition, as the development provides for adequate means of ingress and egress, with appropriate off-street parking, landscaped areas, and is adequately serviced by the commercial and institutional uses envisioned for the Neighbourhood, staff supports the proposal.

Moreover, Policy A.1.2.19 requires that:

“In the development of new residential areas, and as far as practical in the infilling or re-development of established areas, Council may undertake or require the following in order to achieve high standards of residential amenity:

- a) Provision and maintenance of adequate off-street parking;*
- b) The provision and maintenance of adequate separation distances and the placement of buffering features between residential uses of differing densities as well as other land uses;*
- c) Provision, improvement and/or maintenance of on-site landscaping; and,*

In addition, residential development and/or infilling within developed neighbourhoods shall not be on a scale so as to create a land use conflict with surrounding uses.”

As mentioned above, the proposed development will provide adequate off-street parking, provides the required landscape area setbacks for street townhouse dwellings with respect to the Multiple Residential “RM2” Zone, and is of an appropriate density, “Medium Density Residential”, and scale with respect to surrounding developments, as it is located adjacent to a major roadway, on the periphery of the residential neighbourhood, as per Policy A.1.2.12.

Lastly, Policies A.1.2.20(c) and A.1.2.27 speak to development adjacent to major roadways and the requirements for noise attenuation in accordance with Ministry of Environment Guidelines. It is noted that the submitted noise study has been reviewed, and recommends noise mitigation measures which are to be implemented through the future Site Plan Control application.

Based on the foregoing, the proposal conforms to the “Residential” policies of the City of Stoney Creek Official Plan. Accordingly, the proposed change to the Lakeshore Neighbourhood Plan from a “Local Commercial” to a “Residential” designation is supportable.

Lakeshore Neighbourhood Plan:

The subject lands are identified as “Local Commercial” in the Lakeshore Neighbourhood Plan.

Policy Section F.7.1 identifies that *“Neighbourhood Plans are intended to be a general guide plan for the development and re-development of the Urban Residential Neighbourhoods. Such Neighbourhood Plans shall comply with the provisions of this Official Plan, including Secondary Plans, and will reflect Council's intention regarding the Neighbourhood's ultimate development. Neighbourhood Plans are not intended to form part of this Official Plan.”*

Furthermore, Policy Section F.7.4 states that *“Neighbourhood Plans may be revised from time-to-time by resolution of Council. Such revisions must be in conformity with the relevant policies of this Official Plan. No formal amendment to this Official Plan will be required for such revisions unless the proposed revision does not conform to the general intent and purpose of this Official Plan.”*

As mentioned above, the subject lands are not subject to a Secondary Plan, but the proposed development would fall under the “Medium Density” designation of the City of Stoney Creek Official Plan, as it provides for townhouse dwellings in accordance with the “Medium Density” provisions, located on the general periphery of the neighbourhood backing onto an arterial road and/or collector road, being Frances Avenue.

It is noted that the collector road, Frances Avenue, provides a general boundary between the commercial blocks along the North Service Road and the existing residential neighbourhood to the north. Accordingly, as prescribed by the “Medium Density Residential” designation, the subject lands are located on the periphery of the Residential Neighbourhood adjacent to a major roadway.

Although such developments would typically front onto the major roadway, Public Works Department has identified that multiple accesses onto Frances Avenue are not supportable, as per Policy A.1.2.18(d), which requires that ingress and egress be designed to minimize traffic hazards and congestion on surrounding streets. In light of this, the development was, therefore, oriented to Oceanic Drive, which will also provide for and maintain the existing streetscape and character.

As the proposed development conforms with the “Residential” designation of the Stoney Creek Official Plan, the proposed amendment to the “Medium Density Residential” designation in the Lakeshore Neighbourhood Plan is supportable, as it provides for a design which is more harmonious with the surrounding area and uses and offers alternative housing forms and types for the Lakeshore Neighbourhood. Based on the foregoing, staff supports the required modification, and has included Recommendation (b).

New Urban Hamilton Official Plan:

The Urban Hamilton Official Plan received Ministerial Approval from the Ministry of Municipal Affairs and Housing on March 16, 2011, and, therefore, can no longer be modified. However, the Plan has been appealed to the Ontario Municipal Board.

The subject lands are designated as “Neighbourhoods” on Schedule “E” - Urban Structure and Schedule “E-1” - Land Use Designations.

Policy Section E.3.2.1 of Volume 1 prescribes that *“Areas designated Neighbourhoods shall function as complete communities, including the full range of residential dwelling types and densities, as well as supporting uses intended to serve the local residents.”*

As the subject development provides for a complete community and is of a Residential nature in accordance with the uses permitted under Policy E.3.2.3, the subject application conforms to the “Neighbourhoods” general policies.

In review of the proposal, the subject development would fall under “Low Density Residential”, which permits the development of grade oriented single-detached, semi-detached, duplex, triplex, and street townhouse dwellings, as per Policy Section E.3.4. The proposed development of grade oriented street townhouse units restricted to 11m in height, with a density which conforms to the range prescribed by the “Low Density” designation, is supportable.

As the proposal is for a street townhouse residential development with an appropriate density, to be designed to provide a mix of lot widths and sizes compatible with streetscape character; and a mix of dwelling unit types and sizes compatible in exterior design, including character, scale, appearance and design feature, to be implemented through a future Site Plan Control application, the proposal would conform with the Urban Hamilton Official Plan.

RELEVANT CONSULTATION

The following Departments and Agencies had no comments or objections:

- Recreation Division, Community Services Department.
- Operations and Waste Management Division, Public Works Department.
- Taxation Division, Corporate Services Department

Forestry and Horticulture Section (Public Works Department) has noted that there are numerous private trees on-site. Accordingly, a Tree Preservation Plan was provided along with incorporation of a Street Tree / Landscape Planting Plan showing the placement of trees within soft surface Planting Strips and fronting the Townhouses.

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Staff has reviewed the submitted Tree Preservation Plan and is satisfied the above concerns have been satisfied.

Traffic Engineering Section (Public Works Department) has reviewed the conceptual design, but advises that the proposed design shall provide enough clearance from the east lot line to avoid any approach ramp encroachment, and will be further reviewed through the future Site Plan Control Application.

The applicant is further advised that at the formal development stage Development Engineering will obtain securities for the provision of municipal sidewalks on Frances Avenue. The existing municipal sidewalk on Oceanic Drive will be re-constructed by the applicant to provide driveway approach ramps; however, the sidewalk elevation must be maintained at the elevation of the current sidewalk. Furthermore, the removal of any existing, redundant accesses and re-instatement of the curb, sidewalk, and boulevard area will be the applicant's responsibility.

Lastly, the owner/applicant is advised of the standard requirements for access permits and 1.2m clearance from all utilities, etc... Accordingly, securities, along with the detailed review of the development, will be conducted through the future Site Plan Control application. Staff is, therefore, of the opinion that the above noted concerns have been satisfied or will be addressed through the future Site Plan Control application.

Environment and Sustainable Infrastructure Division (Public Works Department) has advised of the required road widenings and daylight triangles, as per the Urban Hamilton Official Plan, which is not yet in force and effect and, therefore, not required.

Furthermore, they have requested that transportation demand management (TDM) initiatives be applied, including sidewalks, cycling facilities, and permeable pavers. It is noted that there are existing sidewalks, and discussion with respect to design and inclusion of Transportation Demand Management initiatives will be addressed through the future Site Plan Control application.

Based on the foregoing, staff is of the opinion that the above concerns will be addressed through the future Site Plan Control application and has no further comments and/or concerns.

Hamilton Municipal Parking System has advised that public, on-street parking in the area is limited, which leaves few opportunities for overflow parking for this development. The proposed revision has minimized the potential for additional neighbourhood parking issues.

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However, experience has shown that home owners are reluctant to use their garages for the parking of vehicles. It is recommended that as part of the purchase of sale and/or lease agreements that the following warning clause be included:

“Garages provided are intended for use as parking. It is the responsibility of the owner/tenant to ensure that their parking needs (including those of visitors) can be accommodated on site. Public on-street parking is provided on a ‘first come, first serve’ basis, and cannot be guaranteed in perpetuity.”

Staff notes that the appropriate mechanism for the above noted clause be completed, through the inclusion of an agreement, to address this warning clause as part of the undertaking of the future Site Plan Control application. Based on the foregoing, staff is satisfied the requirement will be appropriately addressed and has no further concerns.

Hamilton Conservation Authority has no concerns with the proposed application, but advises that written request from the Hamilton Conservation Authority will be required prior to the issuance of any Building Permits.

The future Site Plan Control application will be circulated to the Hamilton Conservation Authority, to which the above requirement may be applied as a condition of approval. Based on the foregoing, the above concern will be appropriately addressed and staff, therefore, has no further concerns.

Ministry of Transportation has advised that there are no concerns with the proposed Zoning By-law Amendment application; however, the owner/applicant is advised that this proposed development is within Ministry of Transportation permit control, and Ministry Building / Land Use permits will be required for all buildings within 400m of the QEW and Grays Road intersection, prior to any grading and construction on this site.

Separate building/land-use permits will be required for each stormwater management pond serving this subdivision.

It is noted that the above concern would be a standard condition of approval of the future Site Plan Control application. Based on the foregoing, staff has no further comments and/or concerns.

Horizon Utilities has provided their standard comments and advises the owner/applicant of the following:

- For Subdivision or Townhouse development, please contact our Engineering Design Department @ 905-317-4744.

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- If required, relocation, modification, or removal of any existing hydro facilities shall be at the owner's expense. Please contact Horizon Utilities to facilitate this.
- Should the Developer choose to employ Horizon Utilities to prepare, design, and procure the materials required to service this site, a minimum of 5 months notification is required. It would be advantages for the developer if Horizon Utilities was contacted at the stage where the new site plan becomes available. Please note that it takes approximately 20 weeks to purchase a transformer.
- Do not excavate within 2m of hydro poles and anchors.
- Excavation within 1m of underground hydro plant is not permitted, unless approval is granted by a Horizon Utilities representative and is present to provide direct supervision. Cost associated with this task shall be at the owner's expense.
- Horizon Utilities must be contacted if the removal, isolation, or relocation of existing plant is required, and all costs associated with this work will be at the owner's expense.
- CALL BEFORE YOU DIG, arrange for underground hydro cable locate(s) before beginning construction by contacting Ontario One Call @ 1-800-400-2255.
- Clearances from Overhead and Underground existing electrical distribution system must be maintained in accordance to:
 - Ontario Building Code (1997) Section 3.1 (3.1.18.1).
 - Electrical Safety Code Rule 75-312.
 - Occupational Health and Safety Act (OH&SA) - Construction Projects (Electrical Hazards).
 - CAN/CSA-C22.3 No. 1-10, Overhead System.
 - C22.3 No. 7- 10 Underground Systems.

It is noted that the above matters will be addressed through the future Site Plan Control application and, accordingly, staff has no further comments and/or concerns.

PUBLIC CONSULTATION

In accordance with the new provisions of the Planning Act and the Council-Approved Public Participation Policy, Notice of Complete Application and Preliminary Circulation was circulated to 94 property owners within 120m of the subject property on April 27, 2012, for the original development proposal of 10 maisonettes with a private

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condominium roadway. A Public Notice sign was posted on the property on May 8, 2012.

In response to the application, as originally submitted, 31 individual letters and 19 form letters were received from the public (see Appendix "C"). In particular, concerns regarding property values, parking, traffic and safety, neighbourhood character, density, amenity space and green space, circulation of notices, precedence setting for other vacant properties, privacy and overview, natural heritage, garbage and snow storage, municipal service capacity and potential flooding, and gateway design were identified.

In response to the above public concerns, and additional discussions with staff and the Ward Councillor, the application was revised on June 8, 2012, for the development of 6 street townhouse dwellings. Accordingly, the Public Notice sign was revised on July 3, 2012, and Notice of Complete Revised Application and Preliminary Circulation was circulated to 111 property owners within 120m of the subject property on June 25, 2012, for Revised Zoning By-law Amendment Application ZAC-12-010.

To date, 10 letters, two of which were separate submissions under the same name and address, have been received from the public (see Appendix "D"). The respective concerns; in particular, driveway locations and traffic, density and built form, parking, neighbourhood character, sidewalks, property values, flooding, circulation of notices, precedence for other vacant lands, and built form are addressed in the Analysis/Rationale for Recommendation section below.

Finally, Notice of the Public Meeting was given in accordance with the requirements of the Planning Act on December 21, 2012.

ANALYSIS / RATIONALE FOR RECOMMENDATION

(include Performance Measurement/Benchmarking Data, if applicable)

1. The proposal has merit and can be supported for the following reasons:
 - (i) It is consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe, as it represents an opportunity for growth in Settlement Areas.
 - (ii) It conforms to the policies of the Hamilton-Wentworth Official Plan.
 - (iii) It conforms to the "Residential" policies of the City of Stoney Creek Official Plan.
 - (iv) It conforms to the intent and purpose of the "Neighbourhoods" policies of the new Urban Hamilton Official Plan.

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- (v) The proposed development is compatible with existing land uses in the immediate area and represents good planning by, among other things, providing for the development of a complete community through the mix of lot widths and sizes compatible with the streetscape character; and a mix of compatible dwelling unit types and sizes.
2. Although the subject lands are registered as Block 55 of Registered Plan 62M-330, "Wright Place Addition - Phase 1", which normally would result in the development of street townhouse dwellings being exempt from the Site Plan Control process; it is noted that Block 55 was registered as a commercial block and not for residential purposes and, therefore, would not meet the intent of the exemptions of Site Plan Control By-law No. 03-294.

Based on the foregoing, as Block 55 was not reviewed as a residential development block under 62M-330 "Wright Place Addition - Phase 1", the proposed development would be subject to a Site Plan Control application prior to any development occurring on the subject lands.

3. There are public watermains and separate storm and sanitary sewers available on Drakes Drive and Oceanic Drive to service the subject lands.

There are no widenings required on the subject sections of Frances Avenue, Drakes Drive and Oceanic Drive. However, a 4.57m x 4.57m daylighting triangle at the intersection of Drakes Drive and Oceanic Drive, and a 9.14m x 9.14m daylighting triangle at the intersection of Drakes Drive and Frances Avenue, will be required. The applicant/owner is advised that they will be responsible for all costs related to the preparation and registration of legal documents and a Reference Plan for the required daylighting triangles.

Through a future Site Plan Control application, the following items will be addressed:

- a. The owner shall dedicate sufficient lands to the City of Hamilton to establish the required 4.57m x 4.75m daylight triangle, at the southeast corner of the subject lands at the intersection of Drakes Drive and Oceanic Drive, to the satisfaction of the Manager of Engineering Design and Construction.
- b. The owner shall dedicate sufficient lands to the City of Hamilton to establish the required 9.14m x 9.14m daylight triangle, at the northeast corner of the subject lands at the intersection of Drakes Drive and Frances Avenue, to the satisfaction of the Manager of Engineering Design and Construction.

- c. The owner shall submit a detailed grading plan, prepared and stamped by an Engineer, Architect or Landscape Architect for review and approval. This grading plan must show elevations based on geodetic datum, and include all areas on the site where proposed works are occurring. Elevations, existing and/or proposed, must be provided on property lines, centerline roads, back of municipal sidewalks, etc., adjacent development areas. Elevations must also be provided, where applicable, on the adjacent external lands, and must clearly demonstrate that existing drainage patterns will not be blocked or cause drainage to be directed towards the external lands.
 - d. The owner shall submit a detailed erosion and sedimentation control plan. Erosion and silt control fencing will be required along the construction limits of the site. New catchbasins and manholes are to be protected during the construction phase. All erosion and sedimentation control must be in accordance with the “Greater Golden Horseshoe Area Conservation Authorities”, “Erosion and Sediment Control Guidelines for Urban Construction”.
 - e. The owner shall submit a servicing plan showing extension of storm sewer and other servicing works, as per City of Hamilton standards. Servicing notes are required to be shown, as per the City’s Construction and Material Specifications Manual and Sewer and Water Design System Process and Requirements. Please note that Environmental Compliance Approval from Ministry of Environment is also required for the extension of sewers on Oceanic Drive.
 - f. The owner enters into an “External Works Agreement” (to be registered on title to the subject lands) with the City of Hamilton for the purposes of constructing all municipal infrastructure necessitated by the development of these lands, including extension of sewers, road improvements, services, municipal sidewalks, etc.
4. The applicant has requested the Multiple Residential “RM2” Zone. The proposed development of street townhouse dwelling units is permitted under the Multiple Residential “RM2” Zone, along with Home Occupations and accessory buildings and/or structures.

As the proposed development is compatible with and complementary to the existing uses in the immediate area and neighbourhood, while providing for the development of a complete community through additional housing forms and options, and additional lot sizes in a compact and efficient form, the proposed change in zoning is supportable.

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5. To date, 10 letters have been received from the public in response to the preliminary circulation of the REVISED Zoning By-law Amendment application (see Appendix “C”).

The letters of objection received expressed concerns regarding driveway locations and Traffic/Safety, density and built form, parking, neighbourhood character, sidewalks, property values, flooding, circulation of notices, and precedence for other vacant lands, all of which are addressed below.

Driveway Locations and Traffic/Safety:

Traffic Engineering Section (Public Works Department) has reviewed the proposed conceptual driveway approach ramps and the proposed design appears to be adequate in meeting our municipal requirements/standards. However, detailed review will be undertaken through the future Site Plan Control application.

With respect to increased traffic and safety concerns, staff has reviewed the application and has not identified any potential traffic concerns with respect to the proposed development and existing road network. It is noted that the current zoning and designations would permit for commercial development which, in turn, would typically result in higher traffic volumes than that expected for the development of 6 townhouse units.

In addition, appropriate daylight and visibility triangles at the two intersections, along with sidewalks, are to be secured through the future Site Plan Control application, thereby enhancing the safety of residents in the area.

Lastly, in light of the public submissions, the Public Works Department is currently undertaking investigations to determine any traffic requirements or improvements in relation to the traffic volumes for the neighbourhood at large.

Based on the foregoing, staff is satisfied that the concerns related to driveway locations and traffic/safety have been appropriately reviewed and will be further addressed through the future Site Plan Control application.

Density and Built Form:

It is noted that the subject property is designated “Residential” on Schedule “A” - General Land Use Plan, and there is currently no Secondary Plan in place to identify the permissible/envisioned densities. In addition, the subject lands were identified as “Local Commercial” within the Lakeshore Neighbourhood Plan and, therefore, did not prescribe residential densities.

**SUBJECT: Application to Amend City of Stoney Creek Zoning By-law No. 3692-92
for Lands Located at 2 Oceanic Drive (Stoney Creek) (PED13014)
(Ward 10) - Page 17 of 20**

However, in review, the proposed density would likely fall under the “Medium Density Residential” designation of the City of Stoney Creek Official Plan and the “Low Density Residential” designation of the Urban Hamilton Official Plan. Both Official Plans permit the establishment of street townhouses under these respective designations, with the layout and corresponding density to be determined through the future Site Plan Control application.

It is noted that the subject lands are appropriately sized and located at a location appropriate for the development of street townhouse dwellings, subject to the Multiple Residential “RM2” Zone, without any modifications.

Furthermore, the subject lands are located in proximity to major roadways generally to the exterior of the neighbourhood, which conforms to the locational criteria for “Medium Density Residential” of the City of Stoney Creek Official Plan.

Based on the foregoing, staff is of the opinion that the subject lands are suitable for street townhouse dwellings, subject to a future Site Plan Control application to ensure harmony and consistency with the existing streetscape of the Lakeshore Neighbourhood.

Parking:

The proposed development will not require any reduction to the required parking for street townhouse developments, as prescribed by the Multiple Residential “RM2” Zone and corresponding parking provisions of Section 4 of City of Stoney Creek Zoning By-law No. 3692-92.

Hamilton Municipal Parking Services has reviewed the subject application and has noted that although parking requirements have been satisfied, that a warning clause be included within the undertaking of the future Site Plan Control application with respect to the use of garages for parking purposes.

The development is anticipated to provide 2 parking spaces per individual street townhouse unit and, as appropriate warning clauses are to be included through the future Site Plan Control application, staff is of the opinion that the parking concern has been addressed.

Neighbourhood Character:

The predominant residential land use in the Lakeshore Neighbourhood is of a single detached residential housing form. However, as discussed above, the subject lands are appropriate for street townhouse development given its location with respect to the neighbourhood and arterial/collector roadways, and the lands

being able to accommodate the street townhouse dwelling form without additional modifications to the Multiple Residential “RM2” Zone.

Furthermore, it is noted that development would be limited to 11m in height, which conventionally will be a 2-storey dwelling with peaked roof, or a 3-storey dwelling with flat roof.

Notwithstanding, it is noted that the design of the dwellings, their appearance, including height, will be reviewed through the future Site Plan Control application to ensure consistency and harmony with the existing streetscape and Lakeshore Neighbourhood.

Based on the foregoing, staff is of the opinion that through the required Site Plan Control application an appropriate design that reflects the existing neighbourhood character and streetscape can be implemented and the above noted concern has, therefore, been addressed.

Sidewalks:

Concerns have been raised regarding pedestrian movements and sidewalks. Staff notes that the owner/applicant shall be required to provide securities for the provision of sidewalks, which will be further reviewed through the future Site Plan Control application. Staff is of the opinion that the sidewalk concern will be addressed through the future Site Plan Control application.

Property Values:

Concerns have been raised regarding the potential loss of property values that would occur should the proposed application be approved. Staff is not aware of any supporting real estate information or documentation that would substantiate this concern, or any empirical data with respect to property devaluation. Based on the foregoing, staff is satisfied that this concern has been addressed.

Flooding:

Both the Hamilton Conservation Authority and the City of Hamilton Engineering Approvals Section have reviewed the subject application, and have not identified any potential concerns with respect to possible flooding as a result of the proposed development.

Notwithstanding, it is noted that the subject development will require written permission from the Hamilton Conservation Authority prior to any Building Permits. Furthermore, the development will be subject to a future Site Plan Control application, which shall include the review and standard condition for

**SUBJECT: Application to Amend City of Stoney Creek Zoning By-law No. 3692-92
for Lands Located at 2 Oceanic Drive (Stoney Creek) (PED13014)
(Ward 10) - Page 19 of 20**

Stormwater Management to be contained on-site and/or directed to a suitable outlet with no adverse impacts on adjacent lands, to the satisfaction of the City's Manager of Engineering Approvals (Development Engineering).

As no concerns have been raised with respect to potential flooding as a result of the proposed development, and as the subject proposal will require a Site Plan Control application to deal with such matters, staff is of the opinion that the above concern has been addressed.

Circulation of Notices:

Notice regarding the subject application has been provided in accordance with the Planning Act to all residents within 120m of the subject lands. It is noted that the public submission regarding circulation did not make formal request for notice or provide comment in response to the original application and pre-circulation dated April 27, 2012.

Notwithstanding, staff has included the public citizen as part of the circulation list for any future mailings and Notice of Public Meeting. Based on the foregoing, staff is of the opinion that the above noted concern has been addressed.

Precedence for Other Vacant Lands:

The Planning Act requires that each individual development application be reviewed on its own merits, and the approval or denial of the subject application will not set precedence for other vacant lands.

In order to apply the basis of the decision regarding the subject application, the remaining vacant lands must be of similar size and configuration, designation, and similar in proposal. The remaining vacant lands would not meet these criteria, and the outcome of this application would not set a precedence for the development of the remaining vacant lands.

ALTERNATIVES FOR CONSIDERATION

(include Financial, Staffing, Legal and Policy Implications and pros and cons for each alternative)

If the application is denied, the applicant would be able to develop the subject lands for commercial purposes in accordance with the existing Local Commercial "LC" Zone of Stoney Creek By-law No. 3692-92.

**SUBJECT: Application to Amend City of Stoney Creek Zoning By-law No. 3692-92
for Lands Located at 2 Oceanic Drive (Stoney Creek) (PED13014)
(Ward 10) - Page 20 of 20**

CORPORATE STRATEGIC PLAN (Linkage to Desired End Results)

Focus Areas: 1. Skilled, Innovative and Respectful Organization, 2. Financial Sustainability,
3. Intergovernmental Relationships, 4. Growing Our Economy, 5. Social Development,
6. Environmental Stewardship, 7. Healthy Community

Financial Sustainability

- ◆ Effective and sustainable Growth Management.
- ◆ Delivery of municipal services and management capital assets/liabilities in a sustainable, innovative, and cost-effective manner.

The proposed development utilizes an existing road network and existing servicing capacity, resulting in a more sustainable, cost-effective development.

Social Development

- ◆ Everyone has a home they can afford that is well maintained and safe.

The proposed development provides for greater housing choices for the area and neighbourhood.

Healthy Community

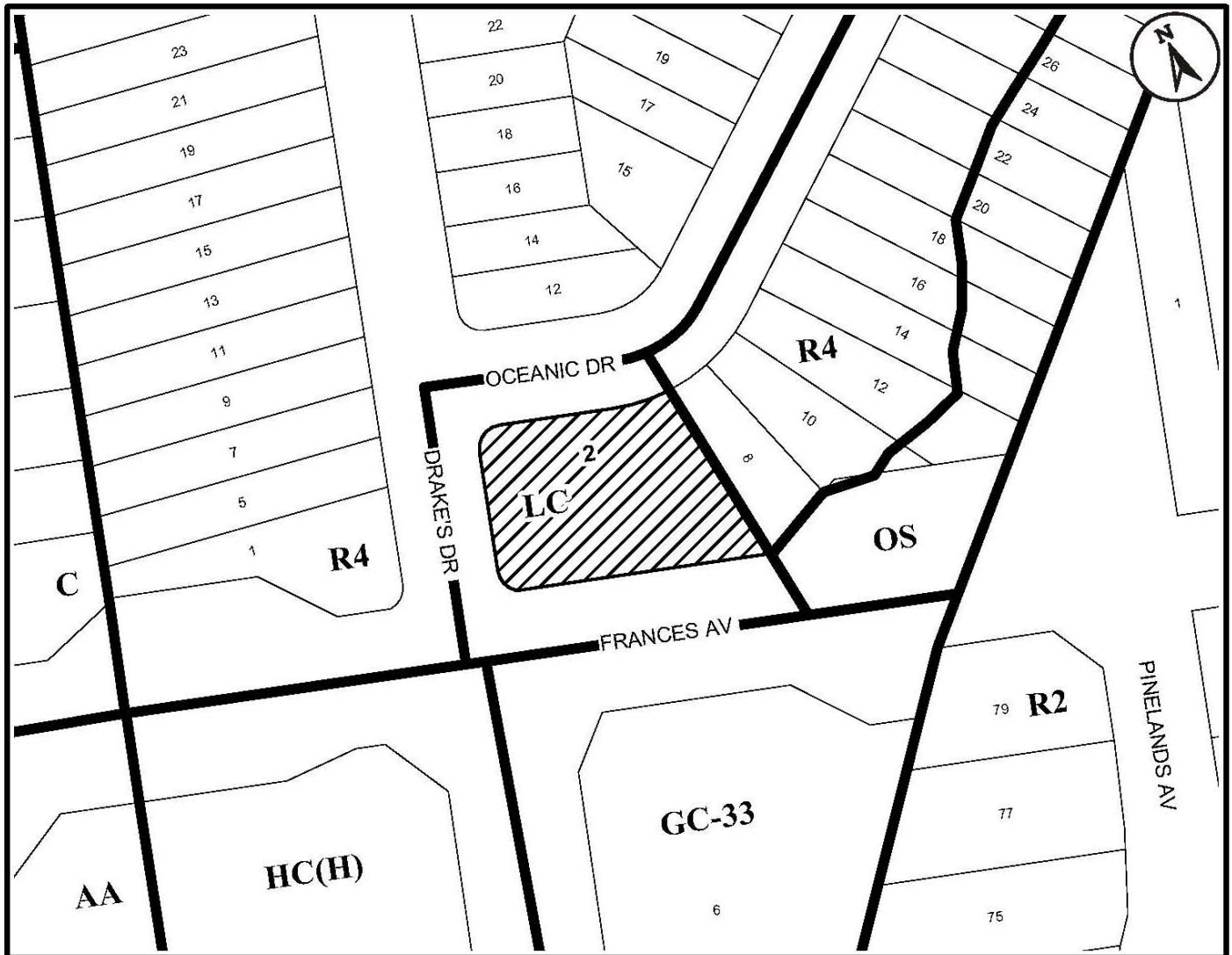
- ◆ Plan and manage the built environment.

The lands are appropriate for townhouse development and the proposed units will provide housing opportunities for residents of Hamilton and a complete community.

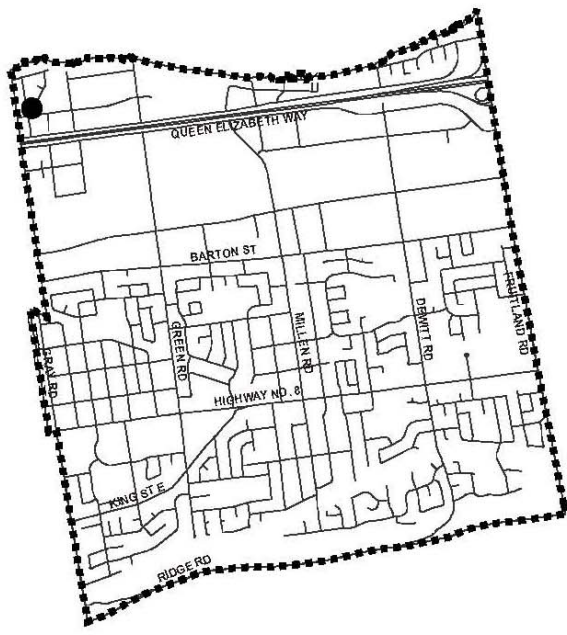
APPENDICES / SCHEDULES

- Appendix "A": Location Map
- Appendix "B": Proposed Zoning By-law Amendment
- Appendix "C": Concept Plan
- Appendix "D": Public Submissions on Original Application
- Appendix "E": Public Submissions on Revised Application

:AC
Attachs. (5)



● Site of the Application



Ward 10 Key Map

N.T.S.

Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
ZAC-12-010

Date:
November 15, 2012

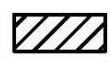
Appendix "A"

Scale:
N.T.S.

Planner/Technician:
AC/AL

Subject Property

2 Oceanic Drive



Change in Zoning from the Local Commercial "LC" Zone to the Multiple Residential "RM2" Zone

Authority: Item [REDACTED]
Planning Committee
Report: 13-[REDACTED] (PED13014)
CM: [REDACTED]

Bill No. [REDACTED]

CITY OF HAMILTON

BY-LAW NO. [REDACTED]

To Amend Zoning By-law No. 3692-92 (Stoney Creek) Respecting the Lands Located at 2 Oceanic Drive

WHEREAS the City of Hamilton Act, 1999, Statutes of Ontario, 1999 Chap.14, Sch. C. did incorporate, as of January 1st, 2001, the municipality "City of Hamilton";

AND WHEREAS the City of Hamilton is the successor to certain area municipalities, including the former area municipality known as "The Corporation of the City of Stoney Creek" and is the successor to the former Regional Municipality, namely, The Regional Municipality of Hamilton-Wentworth;

AND WHEREAS the City of Hamilton Act, 1999 provides that the Zoning By-laws of the former area municipalities continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;

AND WHEREAS Zoning By-law No. 3692-92 (Stoney Creek) was enacted on the 8th day of December, 1992, and approved by the Ontario Municipal Board on the 31st day of May, 1994;

AND WHEREAS the Council of the City of Hamilton, in adopting Item [REDACTED] of Report 13-[REDACTED] of the Planning Committee, at its meeting held on the [REDACTED] day of [REDACTED], 2013, recommended that Zoning By-law No. 3692-92 (Stoney Creek) be amended as hereinafter provided;

AND WHEREAS this By-law is in conformity with the Official Plan of the City of Hamilton (formerly the City of Stoney Creek Official Plan), approved by the Minister under the Planning Act on May 12, 1986;

NOW THEREFORE the Council of the City of Hamilton enacts as follows:

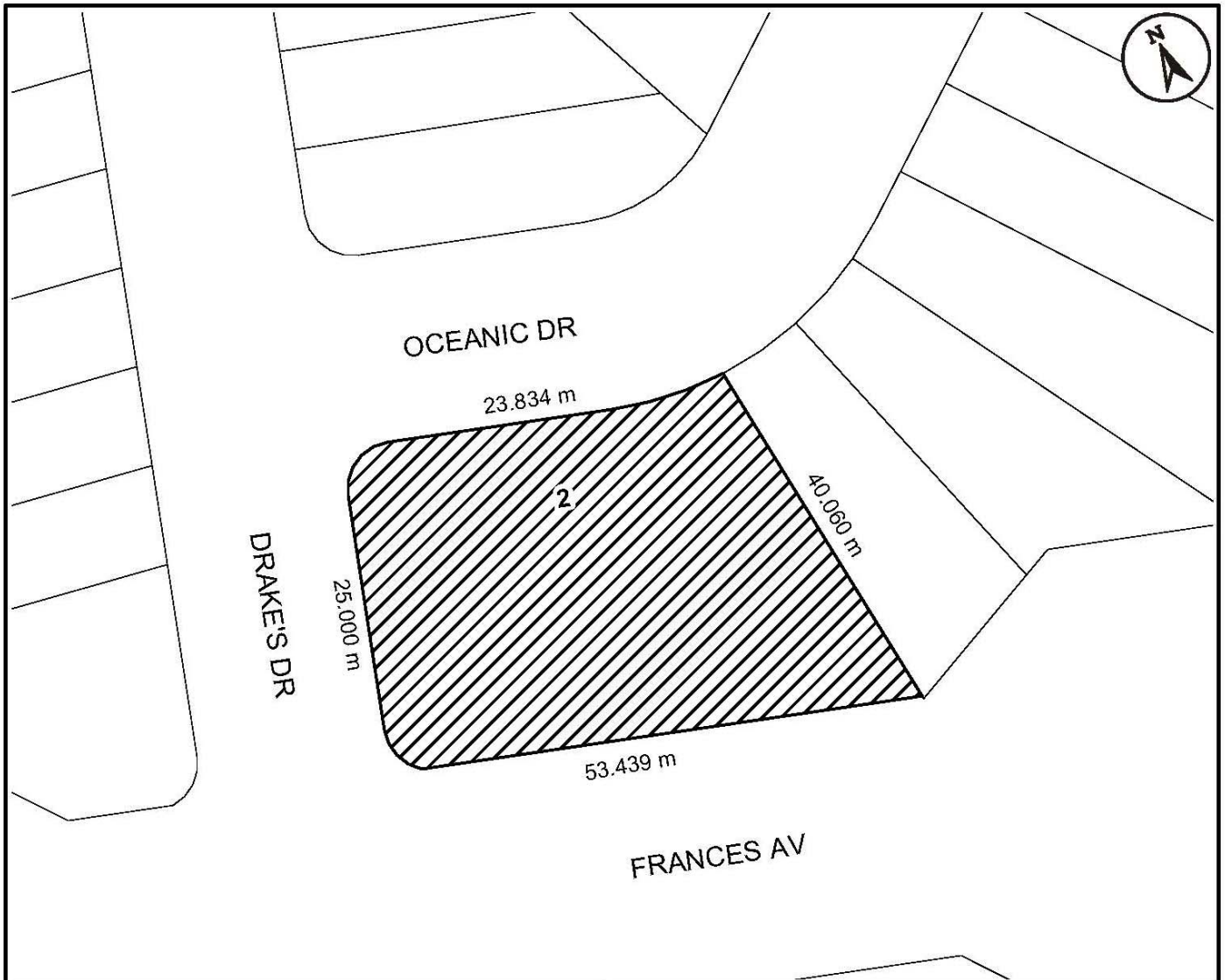
1. That Map No. 1 of Schedule "A", appended to and forming part of By-law No. 3692-92 (Stoney Creek), is amended by changing from the Local Commercial "LC" Zone to the Multiple Residential "RM2" Zone, on the lands the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".
2. That no building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the Multiple Residential "RM2" Zone provisions.
3. That the Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this By-law, in accordance with the Planning Act.

PASSED and ENACTED this [REDACTED] day of [REDACTED], 2013.

R. Bratina
Mayor

Rose Caterini
Clerk

ZAC-12-010




This is Schedule "A" to By-Law No. 13-
 Passed the day of, 2013

 Mayor

 Clerk

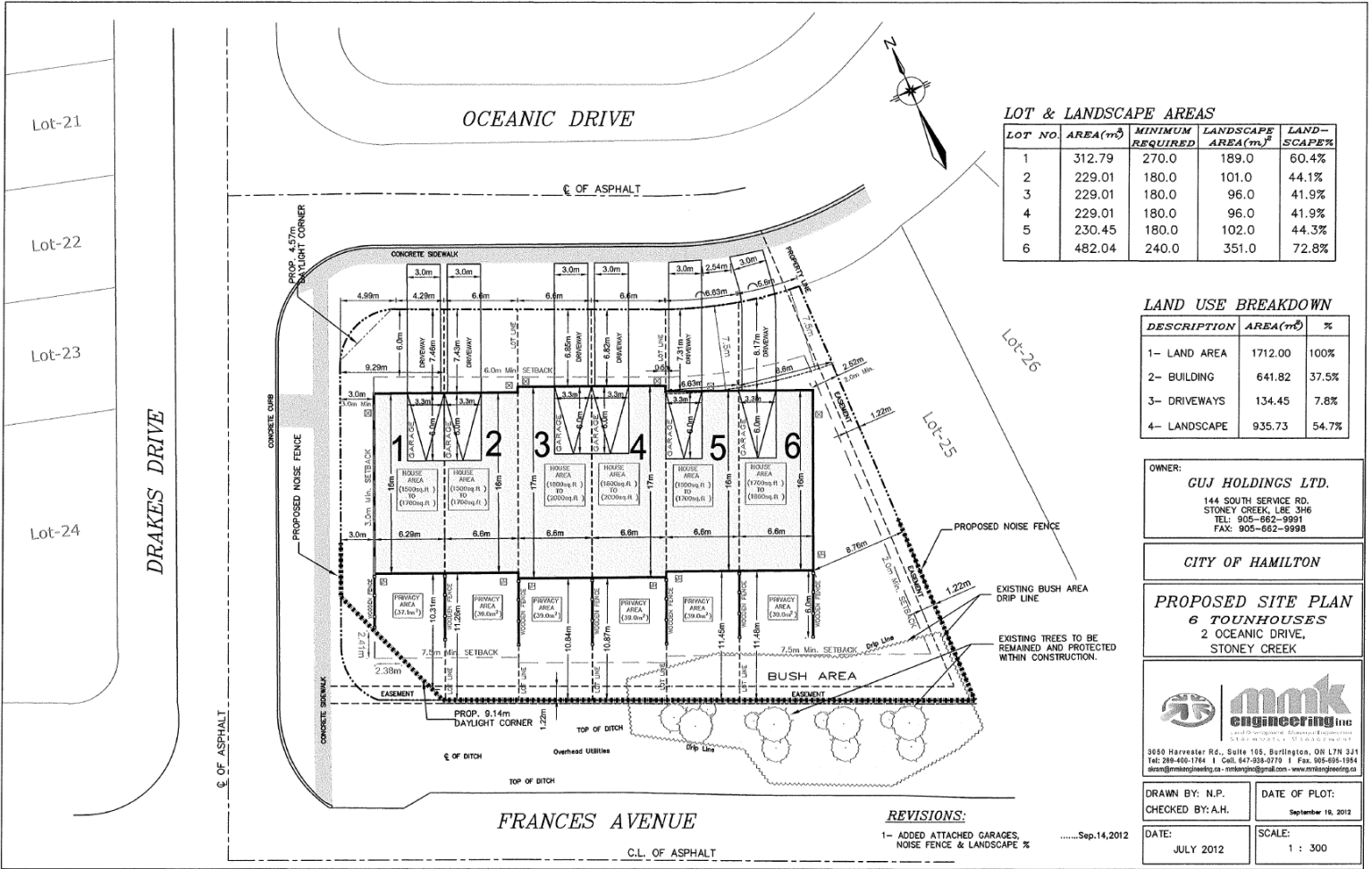
Schedule "A"
 Map Forming Part of
 By-Law No. 13-_____
 to Amend By-law No. 3692-92

Subject Property
 2 Oceanic Drive

 Change in Zoning from the Local Commercial "LC" Zone to the Multiple Residential "RM2" Zone

Scale: N.T.S.	File Name/Number: ZAC-12-010
Date: Nov. 15, 2012	Planner/Technician: AC/AL
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT	





LOT & LANDSCAPE AREAS

LOT NO.	AREA(m ²)	MINIMUM REQUIRED	LANDSCAPE AREA(m ²)	LAND-SCAPE%
1	312.79	270.0	189.0	60.4%
2	229.01	180.0	101.0	44.1%
3	229.01	180.0	96.0	41.9%
4	229.01	180.0	96.0	41.9%
5	230.45	180.0	102.0	44.3%
6	482.04	240.0	351.0	72.8%

LAND USE BREAKDOWN

DESCRIPTION	AREA(m ²)	%
1- LAND AREA	1712.00	100%
2- BUILDING	641.82	37.5%
3- DRIVEWAYS	134.45	7.8%
4- LANDSCAPE	935.73	54.7%

OWNER:
GUJ HOLDINGS LTD.
 144 SOUTH SERVICE RD.
 STONEY CREEK, L6C 3H6
 TEL: 905-862-9991
 FAX: 905-862-9998

CITY OF HAMILTON
PROPOSED SITE PLAN
 6 TOWNHOUSES
 2 OCEANIC DRIVE,
 STONEY CREEK

3650 Harvester Rd., Suite 105, Burlington, ON L7N 3J1
 Tel: 289-405-1764 | Cell: 847-938-0770 | Fax: 905-895-1954
 email: mmk@mmkengineering.ca | mmk@mmk.ca | www.mmkengineering.ca

DRAWN BY: N.P. DATE OF PLOT: September 16, 2012
 CHECKED BY: A.H.
 DATE: JULY 2012 SCALE: 1 : 300

REVISIONS:
 1- ADDED ATTACHED GARAGES,
 NOISE FENCE & LANDSCAPE %

.....Sep.14,2012



Twyla S. Drage
39 Drakes Drive
Stoney Creek, Ontario
L8E 4G4

Alvin Chan
City of Hamilton
Planning and Economic Development Department
71 Main Street West, 5th Floor
Hamilton, Ontario
L8P 4Y5

RE: File No. ZEC-12-010, Zoning Change to MULTI-RESIDENTIAL Units for 2, 4, and 6 Oceanic Drive

Dear Mr. Chan,

First of all, I do apologize for the tardy reply, but I have been out of the country and returned back home to receive a zoning application letter in my mailbox.

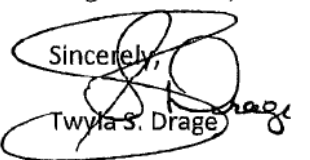
It has been brought to my attention that there is an application for a zoning change to multi-residential units for 2, 4, and 6 Oceanic Drive in Stoney Creek (the empty corner at Oceanic and Drakes Drive). I am a long-time resident on Drakes Drives and, one of the reasons why I purchased in the area was due to the fact that it was strictly single family residential. First of all, not only do we already have an issue with parking on the street, but this will seriously drop the prices of our homes in the area by allowing multi-residential homes. There are NO multi-residential homes in the area, and that was the desire to be in the area in the first place. If you add multi-residential homes, this will lower the prices of current home owners, lower the desire to move in to the neighbourhood, and add even more chaos to the street parking.

Street parking has been and always will be an issue. And, if the plans are to go ahead with a ten-unit building, this will severely impact parking on the street even more. This is absolutely NOT ACCEPTABLE. We have issues as it is, and to add ten more residences to an already-confined neighbourhood, where will parking be extended to??? Since we already have parking issues on both Drakes Drive and Oceanic Drive, this only leaves Lakegate and Grays Road. And, since Grays Road allows parking for people visiting Confederation Park and the trail, there is no space there as it is...especially in the summer when people are out biking or taking walks through the park. So there is no offset for parking in the neighbourhood whatsoever. And if you add ten more residences, there will be huge issues.

Secondly, this is a bike trail route from Confederation Park. If you add more vehicles to the street parking, this could potentially be a safety issue. The route was recently changed to go through the neighbourhood and, by allowing more cars on the street, this will also add more potential safety issues for bikers using Grays, Lakegate, and Drakes to follow-through on the bike trail.

And let's talk about homes in the neighbourhood. By allowing multi-residential units in the area, this will impact current home owners who bought in to the area the way it is...single family! The price of homes range from approximately \$300,000 to \$1,300,000+ and, by allowing multi-residential units in the neighbourhood, we are now lowering that and potentially allowing a different type of resident in the area. I specifically purchased in this neighbourhood because they were all single family residences. By no means would this be acceptable to me in any way. It's a single family residential neighbourhood, let's keep it that way!

Sincerely,


Twyla S. Drage

RECEIVED
MAY 17 2012

Alvin Chan
City of Hamilton On
Planing&Development Dept.
71 main Street West

S. Venturelli
32 Oceanic Dr.
Hamilton On

Zoning Change Application AZC-12-010 2,4, 6, Oceanic Dr.

Attn: Alvin Chan

We are writing to object to the above zoning changes.

- By allowing a 10 unit building with driveways and parking, the traffic will increase on an already dangerous curve.
- By reducing the the required area in half from 4000 square meters to 2000 square meters, it will further add to the congested feel not consistent with our current neighbourhood characteristics. It would be an enormous disservice since other applications have made for multiple dwellings in the area. This particular lot will not big enough^{for} this type of development and be an eyesore and dangerous.

Overall, we feel the amendment that would allow this to take place is not in the best interest of the citizens of our community, and we strongly urge you to reconsider your decision.

Sincerely,
Sue and Sirio Venturelli

Chan, Alvin

From: Sharon Johnson
Sent: Thursday, May 17, 2012 7:46 PM
To: Chan, Alvin
Subject: File No. ZAC-12-010

Hi Alvin,

This letter is in response to the notice we received regarding the application to amend the Zoning By-Law at 2 Oceanic Drive in Stoney Creek. We are stating that we are not in favour of having maisonette townhouses built on this lot. We feel the proposed townhouses would not mesh with the existing types of homes in the area (currently 2 story singles) and would be somewhat of an eyesore for those directly around that location considering these types of townhouses are taller than average homes. We also believe that having the townhouses at this location could potentially cause traffic issues. The corner of Drakes Drive & Frances Avenue is already congested so if you put the entrance to the parking lot for these homes right on this corner, that congestion could become worse.

If you require any further comments, please let us know.

Thanks very much.

Earl & Sharon Johnson
15 Drakes Drive,
Stoney Creek, ON L8E 4G4

BY EMAIL

Re: File Number ZAC-12-010

May 15, 2012

Dear Sir/Madam

I am writing in response to recent correspondence regarding the proposed zoning change for the lands known as 2 Oceanic Drive, Stoney Creek. As a resident homeowner I wish to express my objection to a multi-residential zoning on said property for the partial reasons to follow.

First and foremost, a townhouse complex is completely out of character with the existing established neighbourhood. Our neighbourhood is made up solely of detached single family dwellings. Developing the last parcel of land in our survey with the degree of density proposed will surely create issues. Not the least of which are traffic and on-street parking concerns, along with safety concerns relating to such.

The proposed development features no backyard space and most units have less than 150 square feet of green space in total. Total outdoor green space for the whole complex is limited. Even the (4) four corner units have what seems an abundance of green space in comparison to the other units, but would probably amount to less than half the green space available on any of the existing homes in our survey. Yet the developer proposes to use (1/3) one-third of more of available land for the condo road and parking lot and even with that parking will be limited.

I also have concerns with the height of the (maisonette) townhouse units. All homes in the neighbourhood are 2 storey with the vast majority having very low pitched roofs. The proposal calls for 3 storey building with high pitched roofs, completely out of character with the rest of the neighbour's homes.

While cars and parking them is a fact of life in a suburban setting, this proposal creates a "Parking Lot Gateway" to our housing survey which says nothing of the true character of our neighbourhood.

In closing let me reiterate my objection to the proposed "Multi-residential" zoning change. Ten (or More) units on less than 1/3 acre of space with less than ideal access, is asking too much of the present community. On a surface area which amounts to 3 or 4 typical single family dwellings, the proponents of this application (zoning change) propose ten 3-storey maisonette townhomes with minimal green space and 22 parking spaces, to mention a 40 meter by 12 meter condo road.

I hope you will take our concerns into consideration and reject the applicant's proposal for a "multi-residential" zoning. I would like to state that my objections to the proposed development zoning change is without malice and I would welcome a zoning change for detached single family homes.

Sincerely,

Reese & Betty Matthews

45 Oceanic Drive
Stoney Creek, ON L8E 4H4

33 Drakes Dr.

I am writing this letter to express my disapproval for the re-zoning and development on the corner of Drakes Drive and Oceanic Drive. My concerns are as follows:

- 1) This neighbourhood consists of detached single homes with large properties, driveways and ample parking. The proposed apartment building would create parking congestion and increase traffic on a peaceful family street.
- 2) The proposed apartment complex will devalue properties in this neighbourhood.
- 3) The apartment complex being proposed would tower over all existing homes, which would be out of character and style for this neighbourhood.
- 4) We want to make sure that the lifestyle is maintained in our neighbourhood, and does not get depreciated by a lower income level. We worked very hard to buy these homes and do not want them devalued by an apartment complex that is trying to be profitable by cramming as many units in as possible.

We are not opposed to the idea of building on this property, however we feel that any proposed buildings should coincide with the existing style of the neighbourhood, (i.e. driveways, 2 storey, and backyards).

Regards,

33 Drakes Dr.

Krystian and Valarie Janusz

Chan, Alvin

From: Tom Duda
Sent: Thursday, May 17, 2012 8:31 PM
To: Chan, Alvin
Subject: RE: File No. ZAC-12-010

To whom this may concern.

I am writing this letter to let the city know that I am opposed to the development of ten back to back maisonettes. The design of the maisonettes is completely inconsistent with our neighborhood. These maisonettes amount to nothing more than cramming sardines into a can. Our neighbourhood is made up of single detached homes and any new developments should stay consistent with this.

After speaking with my neighbours, I have learned that GUJ Holdings LTD had told Maria Pearson he consulted with the residents of the neighbourhood and that the residents were in favour of this development. I live four houses from the proposed development site and no one has consulted me. Furthermore, I cannot find anyone who has been consulted and further to that, no one I have spoken to knows anyone who has been consulted.

In conclusion, I am not opposed to new homes being built on the proposed site provided they are consistent with the neighbourhood. SINGLE DETACHED HOMES ONLY! There is no practicality behind cramming ten tiny maisonettes onto a small lot. We live in a great community and I expect it to stay this way. Please do not let GUJ Holdings LTD build ten maisonettes in our great neighbourhood.

Tom Duda

14 Oceanic Drive

L8E 4H5

Chan, Alvin

From: Marlana Pukeca
Sent: Thursday, May 17, 2012 10:13 PM
To: Chan, Alvin
Subject: RE: FILE NO:ZAC-12-010

#32 Drakes Drive

I am writing this letter to express my disapproval for the re-zoning and development on the corner of Drakes Drive and Oceanic Drive. My concerns are as follows:

- 1) This neighbourhood consists of detached single homes with large properties, driveways and ample parking. The proposed apartment building would create parking congestion and increase traffic on a peaceful family street.
- 2) The proposed apartment complex will devalue properties in this neighbourhood.
- 3) The apartment complex being proposed would tower over all existing homes, which would be out of character and style for this neighbourhood.
- 4) We want to make sure that the lifestyle is maintained in our neighbourhood, and does not get depreciated by a lower income level. We worked very hard to buy these homes and do not want them devalued by an apartment complex that is trying to be profitable by cramming as many units in as possible.

We are not apposed to the idea of building on this property, however we feel that any proposed buildings should coincide with the existing style of the neighbourhood, (ei. driveways, 2 storey, and backyards).

Regards,
32 Drakes Dr.

Gary Jakob & Marlana Pukeca

Message

Page 1 of 2

Chan, Alvin

From: Joelle Mamuza-Narancic
Sent: Friday, May 18, 2012 8:57 AM
To: Chan, Alvin
Cc: Pearson, Maria
Subject: 2 Oceanic Dr. (File No: ZAC-12-010)

Dear Mr. Chan:

Re: Notice of Complete Application and Preliminary Circulation to amend the Zoning By-law for Lands Located at 2 Oceanic Drive (Stoney Creek -Ward 10) File No: ZAC-12-010

We share many of the same concerns as our fellow neighbours regarding the proposed development at 2 Oceanic Drive. We agree that high density housing as proposed definitely does not fit the character of the neighbourhood.

However, our most significant concerns are related to safety as a result of the added traffic that would invariably result from such dense housing. If there are 10 units it is likely fair to estimate at least 20 additional cars in the area permanently, not including visitors. We don't know if anyone from the zoning department has visited the area but it is already congested, especially on weekends and even more so in the spring and summer. There are often cars parked all the way along Drakes Dr. and on the weekends it's not unusual to see several parked cars on Oceanic Dr., right along the curb of the property in question. We can't imagine where another 20+ cars would park.

Related to this is the fact that when you are driving up Oceanic towards Drakes, the bend in the road, right in front of the property in question is a "blind corner" so you can't see what's coming at you. This is especially dangerous when cars are parked along the curb of the property in question. As a mom who stands at the school bus stop halfway down Oceanic every morning during "rush hour", I cannot tell you the number of times I have witnessed near misses at that bend when there are cars parked because passing cars have to drift into the opposite "lane" to get around them. I have seen our bus driver slam on the brakes several times to avoid a collision. It's even worse on garbage days with the garbage truck doing the same thing.

We can't imagine that parking would be permitted along Frances Ave. bordering the property in question, but we're sure everyone realizes that would invariably happen in the evenings and on weekends with limited parking directly on the property. That would certainly endanger a lot of pedestrian traffic because many people (young, old and families) travel along there on foot, bike, rollerblade, etc. It should be noted that it took a long time to get the added paving to provide a safer path for all the pedestrian traffic along Frances and if cars were parked there it would force all those people back into traffic, completely negating the recent upgrade.

We would also like to add that the road(s) bordering the property in question is/are part of the Waterfront Trail so we have a lot of people from outside the neighbourhood travelling in the area, especially by bicycle. Once again, all the same safety concerns exist and are amplified during the spring and summer months.

We have focussed a lot on the spring and summer because of the weather we're enjoying right now however we foresee similar safety concerns in the winter. While the bicycle and pedestrian traffic decreases in the colder weather we can't forget the snow ploughs. If there are cars constantly parked along Oceanic in front of the property in question there will undoubtedly be only one lane ploughed which will exacerbate the collision risk outlined above.

Message

Page 2 of 2

In summary, we, like many of our neighbours have no objection to the property in question being developed but would only support a much less dense plan.

Respectfully,

Joelle and Mike Narancic

6 Knots Landing Court, Stoney Creek

Chan, Alvin

From: Jamie Edwards
Sent: Friday, May 18, 2012 2:00 PM
To: Chan, Alvin
Subject: FW: File ZAC-12-010
Follow Up Flag: Follow up
Flag Status: Flagged

Alvin,

I left you a voice mail today asking if you could send a set of elevation drawings to me so I can see the roof lines compared to existing homes and garages???if any. Our neighbourhood is already crowded with on street parking and I am very concerned about the limited off street parking for the proposed 10 units. If we add this much density at the entrance to our neighbourhood I believe it will diminish property values. We will also require a 4 way stop sign at Francis and Drakes as this is a very busy intersection in the morning.

Thanks

Jamie M Edwards
31 Lakegate Drive

Co-ordinator, Planning Committee
City of Hamilton
71 Main Street West
1st Floor
Hamilton, Ontario
L8P 4Y5

May 13, 2012

RECEIVED
MAY 1 2012

Re: Zoning By-Law Amendment Application (File No: ZAC-12-010)

Alvin Chan/Peter De Iulio,

My response is in regards to the Notice of Complete Application and Preliminary Circulation to amend the Zoning By-Law for lands located at 2 Oceanic Drive (Stoney Creek)(Ward 10). As a 13 year resident of the neighbourhood, I am strongly opposed to the changes to the by-law and do not support the change, for the following reasons;

1. This is a mature and small neighbourhood that consist of only single dwelling homes. The addition of (10) back-to-back (maisonette) townhouse units, as described and drawn in the sent letter (dated April 27, 2012), would not fit into the design and aesthetics of the neighbourhood.
2. As a mature and small neighbourhood, the road infrastructure can not support the addition of 10 new families and their needs for things like events and gatherings. The neighbourhood already has problems supporting visitors to Confederation Park and existing resident needs for their events and gathering. This lack of infrastructure support has already presented safety issues to the young families presently in the neighbourhood. To permit 10 net-new families into this small neighbourhood only intensifies the risks to safety.
3. Loss of asset value on my home. For the reasons stated above, these units will cheapen my neighbourhood and home, which present a financial loss to me in the resale evaluation of my home.

Thank you for taking the time to read for my opposition.

Sincerely,



Michael Mondoux
22 Drakes Drive
Stoney Creek, Ontario
L8E 4G5

Sandra McDonald
21 Drakes Drive
Stoney Creek, Ontario
L8E 4G4

RECEIVED

MAY 17 2012

May 17, 2012

City of Hamilton
Planning and Economic Development Department
Planning Division-Development Planning-East Section
71 Main Street West, 5th Floor
Hamilton, ON L8P 4Y5

Attention: Alvin Chan, City of Hamilton

Dear Mr. Chan:

**Re: Notice of Complete Application and Preliminary Circulation to amend the Zoning By-law for Lands Located at 2 Oceanic Drive (Stoney Creek) (Ward 10)
File No: ZAC-12-010**

I am in receipt of your letter dated April 27, 2012, and would like to respond to this application.

First of all, I think the letter has not been distributed to all the households within the community, which I feel is biased. These people have a right to comment on the proposed amendment as it affects them directly, too, and I think it would contribute a better sample on which to make an informed opinion. Secondly, the request for the change in Zoning is from Local Commercial Zone to Multiple Residential "RM3" Zone with **special exceptions** and I'm wondering specifically what these special exceptions are.

The neighbourhood we are in is beautiful with all single family dwellings. Adding a multiple residential complex changes the face and character of our area; even the height of the units that are proposed are outside the neighbourhood standard. It is a quiet community where people take pride in their homes and properties. The proposed housing complex does not adequately provide for individuals to have very much yard area yet it will still require maintenance. Where are the residents going to store their outdoor items on properties that are already crowded? It would appear as though any yard area would be visible on both Oceanic and Francis Streets; what kind of appearance will this make at the entrance to our homes. Are the residents going to have pets; the quarters are close and the animals will have to share a small area. What about parking? Most home owners have at least two vehicles. That would approximate

20 vehicles, excluding guests. There is already a serious parking problem in the neighbourhood that has vehicles parking on both sides of the street making it difficult to manoeuvre safely. Where are the overflow vehicles going to park? People visiting Confederation Park already fill the street on Grays Road continuously so that won't be an option. The entrance of the driveway is at a stop sign in an already traffic congested area. This will add more traffic to this intersection that competes with the traffic flow off of Grays Road onto the highway and service road. There are only two entrances into the community, one being Lakegate Drive and the other being Drakes Drive so the likelihood of the traffic increase at this corner is a given and will make the intersection chaotic.

What about the other vacant properties at the SE and SW corners? A precedent will be set if this special zoning is allowed, opening the door to other special privilege and more unsafe, noisy, traffic congestion? One property has already been sold with no public announcement for what is planned.

I'm in favour of developing the property for single family dwellings, as already exist in our neighbourhood. This is already a highly concentrated area and this will open the door to more congestion. It will change the face of community, making it overcrowded and I believe this will also devalue the properties in our area because many people associate town homes as lower income type homes. I do not believe the development should go ahead unless it's single homes.

Yours truly,

A handwritten signature in black ink, appearing to read 'Sandra McDonald', with a long, sweeping underline that extends to the right.

Sandra McDonald

Message

Page 1 of 1

Chan, Alvin

From: Narancic, Simo
Sent: Thursday, May 17, 2012 10:03 AM
To: Chan, Alvin
Subject: Response to Rezoning File No: ZAC-12-010

May 16, 2012

Alvin Chan
Planning and Economic Development Department
Planning Division - Development Planning - East Section
71 Main St. W. 5th Floor, Hamilton, ON, L8P 4Y5

Dear Alvin Chan:

Re: Notice of Complete Application and Preliminary Circulation to amend the Zoning By-law for Lands Located at 2 Oceanic Drive (Stoney Creek) (Ward10) File No: ZAC-12-010

Thank you for the opportunity to provide comments regarding the rezoning at the above mentioned property. My name is Simo Narancic, my wife Geanina and son Aleks live on Oceanic Dr. Firstly I would like to point out that I am writing as a private citizen and not an employee of the City. Our concerns for the proposed development are as follows:

- Overflow of parking onto Oceanic Drive could cause congestion on Oceanic and future traffic conflicts at the intersection
- Visibility for traffic at the bend in the road at Oceanic Dr. in front of the proposed development would be affected with increased street parking in that area and additional traffic movements
- Proposed density and building height is not in character with the neighbourhood
- Potential for conflicts on Drakes Dr. at driveway egress
- Issues with the proposed reduced setback as the massing of the building would be too great for the neighbourhood

We are not opposed to a residential zoning designation but do have concerns with the issues noted above. We would appreciate if these concerns were looked into and that a response is provided.

Yours truly,

Simo and Geanina Narancic
28 Oceanic Dr.
Stoney Creek, ON L8E 4H5

Chan, Alvin

From:
Sent: Wednesday, May 16, 2012 6:16 PM
To: Chan, Alvin
Subject: FILE NO : ZAC-12-010

ZONING CHANGE APPLICATION 2 4 6 Oceanic Drive

Alvin,

I am strongly opposed to the application as submitted. Clearly the developer's business model is primarily focused on profit, it completely discounts the unique character of our small Hamlet, although already crowded, we are blessed with a convenient stress-free access to the wonders of Confederation Park. A drive down Drakes Dr on any given weekend evening will absolutely convince you that any addition vehicles that an extra 10 dwelling would bring would be seriously problematic to say the least.

The vacant lot in question is somewhat of an eyesore and my preference would be for it to be developed. If another concept offering say four larger units with double wide driveways would be far more palatable I would think. That way we would not be stretching the limitation of green space or additional parking requirement and it would be far more in concert with the properties in the area.

Regards - Ian

Ian Norris
34 Lakegate Drive, Stoney Creek,
Ontario, L8E 4G8

RECEIVED

MAY 14 2012

Re: File No: ZAC-12-010

In regards to the above Zoning By-law Amendment Application we are formally opposing the request.

Our opposition to this change is based on the following:

Planned elevation of the dwellings is three storeys on slab construction. The proximity to the street leaves little room for lawn or yard space, and combined with this height will be overbearing along Oceanic Drive. This is inconsistent with the structures that are now in the community.

Planned zoning is for a change from local commercial to R3 (mid-high density) which is also inconsistent with the community. Although we are not opposed to a change from commercial to residential, we feel a R1 zoning would be more appropriate. All properties are single family detached homes with basement, and minimum, single garage within this neighbourhood.

The conceptual plan is proposing a ten unit configuration that we feel greatly exceeds the capacity of the lot. The intersection of Drakes Drive and Frances Avenue is already very busy due to car and local industry trucks accessing the North Service Road via Gray Road. The added pressure of traffic of the planned twelve car parking lot with its entrance located only 20 meters from the intersection will add further congestion. This intersection is one of only two access points to the subdivision, and one of the community's main school bus stops.

The north units have single garages that will be used for storage due to no basements and little living space / storage in the proposed units. Street parking will also increase because the parking lot is at the south of the complex, out of view of the north facing townhomes. People want the security of having their vehicle in sight and will therefore park on the street along Oceanic Drive. Oceanic Drive is already burdened with excess street parking.

The southern facing units do not have garage parking. Without garages blue boxes and garbage cans will be stored at the front of the units. This is consistent with other townhouses without garages in Stoney Creek. 2 Oceanic Drive is a cornerstone to the entry into our community. The cornerstone on the west side of the street has been decorated as an entrance to our themed subdivision and has been kept with lighting, plants and sculpture for over thirty years. We as residence do not wish the other cornerstone to be a parking lot, waste receptacles, or a structure that is uncharacteristic of the community.

On a more personal note, our home is situated directly across from the lot in question. We have enjoyed the privacy of our yard for many years and we wish to continue to enjoy our privacy in the manner of which we are accustomed. The new elevations propose third floor balconies and windows that look directly into our (and other's) yard; this will prevent us, and our guests, from continuing to enjoy our garden.

Thomas and Brenda Cran
12 Drakes Drive
Stoney Creek, ON
L8E 4G5

RECEIVED
MAY 16 2012

Pat & Orv Grasley
592 Grays Rd.
Hamilton, ON.

City of Hamilton
Planning & Development Dept.
71 Main Street West

File # ZAC-12-010

Att. Alvin Chan

Pat & I are not in favour of this zoning change to RM-3.

This proposal is only going to add more traffic problems in this area.

Ten more Family's with inadequate parking is only going to add to the already congested street parking. 10 more family's with no place for the kids to play except the street is making this area even more dangerous.

This lot is not big enough for this development.

*Pat Grasley
Orv Grasley*

RECEIVED
MAY 16 2012

FILE No ZAC-12-010

MAY 14 2012

EDWARD A GIBB
5 DRAKES DRIVE
STONEY CREEK
ON, L8E 4G4

To WHOM IT MAY CONCERN

I STRONGLY OBJECT TO THE PROPOSED CHANGE TO THE ZONING BYLAW FOR LANDS LOCATED AT 2, 4 AND 6 OCEANIC DRIVE TO ALLOW A EYE SORE OF 10 BACK TO BACK TOWNHOUSE UNITS TO BE CRAMMED INTO AN AREA SUITABLE FOR 3 DETACHED HOUSES OF SAME CONSTRUCTION AS EXISTING SUB-DIVISION. ANY OTHER BUILDINGS PROPOSED FOR THIS AREA SHOULD BE ONLY 2 FLOORS HIGH AND CONFORM TO THE REST OF THE NEIGHBOURHOOD TO ENSURE THAT THE EXISTING PROPERTIES ARE NOT DEVALUED.

THE WELLBEING OF EXISTING PROPERTY OWNERS SEEM TO BE IGNORED BY DEVELOPERS, PLANNING AND COUNCIL MEMBERS (WHO DO NOT LIVE IN THE AREA) IN THEIR QUEST FOR A FEW MORE QUICK DOLLARS. THE PROPOSED ROADWAY ALSO CREATES A HAZARD AS IT IS TOO CLOSE TO THE CORNERS OF FRANCIS AVENUE AND OCEANIC DRIVE.

WHY DO THE CITY NOT PURCHASE THIS AREA AND MAKE IT INTO A GREEN AREA OR PARK TO ENHANCE THE AREA RATHER THAN CREATE A EYE-SORE THE CORNER OF DE-WITT ROAD AND HIGHWAY 8.

YOURS

Edward A Gibb
EDWARD A GIBB

Chan, Alvin

From: Nancy/Bill Carter
Sent: Wednesday, May 16, 2012 2:31 PM
To: Chan, Alvin
Subject: zoning change

I am a resident of Oceanic Drive in Stoney Creek and want to express my complete surprise that such a plan is being considered at city hall. I thought of the song "pave paradise to put up a parking lot" when I saw the map of the lot.

There is too little green space and too much parking for such a small parcel of land. If it was changed to residential with 2 or 3 homes, it might add to the neighbourhood and avoid much traffic congestion at the already crazy corner of Drakes and Frances.

Bill and Nancy Carter
41 Oceanic Drive

Chan, Alvin

From: Kelly, Karen
Sent: Tuesday, May 15, 2012 2:29 PM
To: Chan, Alvin
Subject: Zoning Change Application ZAC-12-010 - 2,4,6 Oceanic Drive

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Alvin,

I received a letter in my mailbox one evening last week with respect to the above referenced application. I am a homeowner living in the vicinity of the proposed rezoning and development. I believe I am just slightly outside of the required circulation area, so would not have been on the recipient list for formal notice of the development by the City, although other homeowners who are have circulated properties further down along road. I would like to be added to the list of persons receiving any future notices, in particular with respect to any Public Meeting that may be scheduled either by yourself or the Ward Councillor.

My comments with respect to the application and which are entirely from my perspective as a homeowner living in the area are set out below:

Natural features of the area: The application lands are located at the very southerly end of the "turtle pond", a natural fresh water pond that is a significant wildlife habitat, wetland and habitat for numerous species of flora and fauna. Although not backing directly onto the pond itself this site is located at the very tip of the pond such that it is a part of the natural drainage pattern for the pond in addition to being a natural corridor for wildlife coming directly across Frances venue from the Confederation Park conservation area. My concern being what impact that this largely hardscape development (most of the property will be hardscape in order to contain the 10 units of housing, internal condo road, central refuse disposal site as well as the individual walkways and driveways) will have on that natural feature.

Built form of the Proposed Development: While Provincial Development Policies and Guidelines support diversity of housing, increased density of housing and infill development, they do not do so with complete disregard to the suitability of a proposed development in terms of the constraints that arise at a particular site and the neighbourhood in which it is proposed to be built. In particular issues of height, bulk, location, size, floor area, spacing, type and number of units and the overall character of the development need to be addressed. This would be all the more so where the rezoning sought that includes relief from other zoning requirements as I understand may be the case in this proposal. In this regard, could you confirm whether the proposal requires additional relief from the zoning by-law with respect to setbacks or another requirement.

The current character of the neighbourhood is that of single family two storey dwelling units, with fairly deep lots, containing mature trees and vegetation. The streetscape is one where the homes are set back a good measure from the street allowing for front yard landscaping, single car garages with parking pads sized for at least 1 vehicle parking, although as you drive further into the subdivision the lots get even larger with deeper set backs, multi car garages and multi car parking pads.

The character of the proposed development would be that of a multi unit townhouse development

with three storey units. The setback of the units from Oceanic Drive would be fairly nominal (the conceptual plan suggests well under 9' from sidewalk to porch with the bulk of the frontage for each unit comprised of a driveway with extremely limited green space. The units fronting onto the internal condo road appear to have even less (well under 7') of green space allocated between the internal road and the front porches. Nominal green space has been allocated elsewhere on the proposed conceptual plan with hardscape materials for the road and parking proposed in fairly close proximity to the rear of the property where the drainage to the turtle pond begins. Further the result of 10 back to back townhouses would create a development that would appear from the street to be one large very bulky building notwithstanding that there is internal separation of the units. Essentially the number of units, their style, bulk, height, spacing, location and overall character is completely inconsistent with the current neighbourhood character.

Parking and general congestion that the development would add to the existing interior subdivision roads: The application calls for 5 additional private driveways to be installed immediately following a right turn onto Oceanic Drive in addition to an interior condo road being installed on Drakes Drive within metres of Frances Avenue and Oceanic Drive, which condo road will provide ingress and egress to the property as well as parking for the 5 units without private driveways and visitor parking for all 10 of the proposed units.

There can be no doubt that an additional 5 driveways on Oceanic Drive at this location will result in the elimination of current on street parking spaces that are largely used as overflow parking by Drakes Drive homeowners with very small parking pads and single car garages as well as by people accessing the nearby entrance to the Confederation Park and its trails, particularly on weekends in the summer and shoulder seasons. The result of losing the existing on street parking will without doubt cause these displaced vehicles to either park on Drakes Drive (which already has significant parking issues) or will push parking further north on Oceanic Drive. That said, this issue will occur by virtue of existing on street parking being eliminated and will not address at all the additional issue of increased parking needs as a result of 10 new units being added to this site. Notwithstanding that an interior parking area is being proposed within the site for the 5 units that will not have private driveways and their visitors I would expect that actual parking needs of the new units will not be met by those proposed parking spaces.

In addition to the additional parking issues that this development will create, a further issue of traffic flow, congestion and compromised access to both Frances Drive and Drakes Drive south of Frances - leading to the North Service Road should also be considered. Currently there are no street lights at any of the intersections: (1) Drakes Drive and the North Service Road; (2) Drakes Drive and Frances Avenue; (3) Oceanic Drive and Drakes Drive; or Grays Road and Frances Avenue. The short distances between all of these intersections likely do not warrant the installation of multiple traffic signals, notwithstanding that at certain times of the day and week (weekday am/pm - am in particular) the congestion is unmistakable. And it is frequently difficult to exit from Oceanic Drive onto Drakes Drive and then to cross over Frances avenue onto the southern portion of Drakes Drive so that a left or right turn could be made onto the North Service Road (which is itself a nightmare). The creation of a 10 unit back to back townhouse development with a condo driveway off of Drakes Drive and 5 driveways on Oceanic Drive at precisely this location will only exacerbate the existing congestion.

Grays Road and its QEW overpass - Frances Avenue - Drakes Drive - North Service Road: Is a route that is heavily traveled by large transport trucks entering/exiting the commercial and industrial lands located to the south of the QEW off of Grays Road and which travel along Grays Road and then Francis Avenue that are headed towards the North service road and its relatively easy access to both directions of the QEW. In recent months since the opening of the Walmart on Confederation Parkway and the loss of a single lane of traffic heading north on a portion of Confederation Parkway

it has noticeably become an alternate passenger vehicle access point from residential areas south of Grays Road as it provides a very convenient alternative to Confederation Parkway.

School buses for both high school and junior school currently stop on Drakes Drive just before Oceanic Drive and then turn onto Oceanic Drive for their passenger run. This already creates a bottle neck at this sight for vehicles trying to turn onto Drakes Drive from Oceanic or for those coming into the subdivision. The school bus stop would have to be altered in order to accommodate the proposed condo road into the proposed development.

In Summary:

I am in support of the development of one of the last remaining lots that feed into this subdivision; I am ambiguous as to whether that development ought to be commercial or residential in nature - both have their pros and cons depending on the proposed built form and use;

That said, the application before you, is for:

- a residential development;
- consisting of 10 back to back townhouses - each with a porch and walkway;
- 5 driveways and garages on Oceanic Drive;
- with a 23' wide interior condo road running almost the entire length of the lot;
- a further 12 internal parking spaces (each 9'); and
- which must accommodate 2 - day lighting triangles (the 1st - 9' x 9' at Oceanic Drive) (the 2nd - 30' x 30' at Frances Avenue).

The development does not identify the location of any fencing or a central garbage repository (or where none the location for garbage pick up) which would further add to the hardscaping of this property all of which will have to be sited on a roughly 100' x 170' lot.

I have little doubt that the end result of this proposed development (in its current form) will negatively add to the traffic issues in the area.

I have little doubt that the proposed development does not in its current conceptual plan conform in any way to the existing character of the neighbourhood.

For all of the above reasons I would not be able to support the current conceptual plan proposed.

I believe, however, that I would support a residential development proposal involving multiple dwelling units (in the townhouse form) provided there were less units such that the development could accommodate either all parking internally with access configured differently, increased green space in the form of greater setbacks from the streets (particularly on Drakes Drive and Oceanic Drive) and an architectural built form more in keeping with the neighbourhood (3 stories could work provided the 2nd or 3rd story was step backed).

I look forward to hearing further once the matter progresses through your review.

Thanks,
Karen

Karen Kelly
43 Oceanic Drive,
Stoney Creek, Ontario

Chan, Alvin

From: Enrico and Claudia
Sent: Monday, May 14, 2012 8:55 PM
To: Chan, Alvin
Subject: FILE NO. ZAC-12-010 - MULTI Residential use for 2, 4, 6 Oceanic Drive

Dear Mr. Chan,

I am writing to you to advise you that we do not support the proposed Multi-Residential plans for 2, 4, 6 Oceanic Drive. This area is not sufficient for the proposed 10 unit building with driveways and 22 parking spaces. This will make it dangerous for the children and residents in the neighbourhood. At the present time, when vehicles are parked in front of 2, 4, 6 Oceanic and you turn onto Oceanic and there is another vehicle approaching, it makes for a very tight fit around the bend. This is already a safety issue and to add these 10 units with 22 parking spaces will just make it more dangerous. Also this is the designated school bus zone for both school boards and both the elementary and secondary schools. The school bus already has a hard time turning onto Oceanic Drive to pick the children up when other vehicles approach. The current proposal will only make it much more dangerous for our children. We feel that the appropriate zoning should be for 3 single dwelling homes to eliminate the overcrowding and possible dangers that the current plan would introduce to this area.

Yours sincerely,
Enrico and Claudia Di Giandomenico

Chan, Alvin

From: Bill Sears
Sent: Monday, May 14, 2012 10:00 AM
To: Chan, Alvin
Subject: File No: ZAC-12-010

Dear Sir:

With regard to the above file and application to amend the zoning By-law for the subject lands located at 2 Oceanic Drive in Stoney Creek I herewith register my objection.

As the President of the Engineering Firm who carried out the design engineering in the early '80s on the the Subdivision, and also a fairly close neighbour, I am well familiar with the location and proposed use of the lands.

In my opinion the proposal represents an extreme intensification of land use for the property and the originally established designation of some sort of commercial use is appropriate and should be retained.

Yours truly

Wm L Sears, P. Eng.
33 Lakegate Drive
Stoney Creek, Ont.
L8E 3T7

Chan, Alvin

From: Rod
Sent: Monday, May 14, 2012 8:06 PM
To: Chan, Alvin
Subject: ZAC-12_010

Mr. Chan, I have safety concerns for the changing of zoning to 2 Oceanic Dr in Stoney Creek. Me and my family live at 30 Oceanic Dr and lived here for 12 years. I have seen many "almost" accidents and my fare share of accidents at the intersection of Drakes and Francis due to congestion trying to enter the north service rd and there will now be a minimum of 10 and could easily be increased to 20 to 25 cars depending on how many people will be living in these maisonette's since everyone will need to drive since no public transportation is provided. With the edition of this many cars the only place left to park will be on the street . This in turn will affect many essential services trying to get down the streets such as fire trucks, ambulances, garbage trucks, snow plows, street sweepers and school buses. There are many young kids that board the bus in this location and this now becomes a safety issue to every parent that has children that board these buses. During the winter months I would be curious where 2 Oceanic would be putting there snow and how high they would make there snow banks causing more road hazards. Would 2 Oceanic be putting in a park for the kids living here? I don't think they have enough room since they are asking for so many allowances as it is. 2 Oceanic is not even coming close to meeting most guide lines. With the house being so close to the neighbors due to the allowance he is requesting does this become a fire issue to house's outside 2 Oceanic?

This is flood land and could become an environmental issue to "Turtle Pond" during construction and after construction. We have seen many after/during and where construction companies just dump there unwanted supplies.

Chan, Alvin

From:

Sent: Monday, May 14, 2012 1:24 AM

To: Chan, Alvin

Subject: Zoning By-law Amendment Application ZAC-12-010

Re: File No: ZAC-12-010

Alvin Chan, City of Hamilton
Planning and Economic Development Department
Planning Division - Development Planning - East Section
71 Main Street West, 5th Floor, Hamilton, ON L8P 4Y5

Regarding the proposed zoning by-law amendment (File No: ZAC-12-010) I wish to go on record as being strongly opposed to this change.

Specifically, the increase in traffic and parking issues resulting from shoe-horning 10 units into a space designed for three houses is simply unacceptable. All one has to do is drive down Drakes Drive to see that at most times street parking is currently filled to capacity. This is a dangerous situation now and I can't imagine what it would be like with the addition of 10 households x 2 (or perhaps 3) cars each, never mind accounting for visitors to the proposed complex. In addition, the fact that the proposed condominium road will exit right onto Drakes Drive at the intersection of Frances Drive shows that this project was clearly designed with no thought to the reality of traffic flow. I urge you to come down and visit the area, at various times and on weekends, to observe first hand what a disaster this development would be.

My greatest concern is for safety of the many young children, including my own, that live on Drakes Drive. Currently, with cars parked on both sides of the street, it's essentially a single lane road with obstructed views. There is no doubt in my mind that allowing this project to proceed will just add to the chaos and further compromise the safety and well being of the people and taxpayers who currently live in this area.

To put it bluntly this proposed project makes no sense unless the only concern is for increased profits for GUJ Holdings Limited and increased taxes for the city.

I sincerely hope that the planning department will do the right thing for the families of the Drakes Drive and Oceanic Drive area.

Garth Baker
30 Drakes Drive
Stoney Creek, Ontario
L8E 4G5

Chan, Alvin

From: Leslie Duncan
Sent: Friday, May 11, 2012 10:15 AM
To: Chan, Alvin
Subject: re; file no ZAC-12-010

I am writing to express my concerns with the zoning change for 2,4,6 Oceanic Drive. I am a resident of 42 Oceanic Drive and would prefer the zoning for single detached homes not for a multi – residential zoning. I feel the multi-residential zoning would depreciate the value of the existing residential homes in the area and also create an overabundance of cars parked in our already busy area. Thank you Leslie Duncan

Chan, Alvin

From: Michelle Blanchette
Sent: Thursday, May 10, 2012 9:52 PM
To: Chan, Alvin
Cc:
Subject: ZONING APPLICATION ZAC-12-010
Follow Up Flag: Follow up
Flag Status: Flagged

Re: FILE NO. ZAC-12-010

To the attention of
Mr. Alvin Chan
City of Hamilton
Planning and Economic Development Dept.
71 Main Street West
5th floor
Hamilton, ON
L8P 4Y5

I have recently been made aware that the owner GUJ Holdings Ltd. intends on cramming 10 dwellings into what was intended as 3 separate lots: 2 Oceanic Drive, 4 Oceanic Drive, and 6 Oceanic Drive. Not only is this land adjacent to an environmentally sensitive area, which should clearly be protected, it is also an already congested area, with traffic from Oceanic Drive, Drakes Drive, Lakegate Drive and Gray Road, all trying to funnel down Drakes Drive to get onto the North Service Road in the mornings, and thus onto the highway. If any urban planner was even consulted, surely this person has never had to idle on Drakes Drive waiting to get to the highway. The fact that this developer even considers creating more traffic by having the entrance to this multi-residential building open onto Drakes Drive is laughable, especially given that the addresses are on OCEANIC Drive, not DRAKES Drive.

Another concern is the parking that is already limited given that many non-residents park on these same streets in order to have access to Confederation Park and the bicycle path. With the average household having two cars, and multiplying that by 10 new households, one has to wonder where everyone is going to park, since it is law that the condominium corporation include at least one Handicapped parking space, so that means that there will be not only overflow of the residents of the proposed new building who will then take up parking on our streets, but also their guests. Not only is this an inconvenience to current residents, it becomes a danger with added cars and increased traffic on a residential street where many children, such as my own son, can currently ride their bikes and enjoy not living in a high traffic area, which is why we chose this area.

One has to wonder what the "special exceptions" as noted on the Location map and Concept

Plan, are that make this proposal even worth considering, other than GUJ Holdings Ltd. clearly trying to sell homes to more than 3 times the intended number of occupants, by turning 3 addresses, into homes for 10 families. Why should this exception be made? Why should the zoning change from commercial to residential, so that someone can cash in on filling every inch with more people than it was intended and legally deemed acceptable to have? The clear answer is that it should not.

I look forward to your reply and assurance that simply allowing a developer to more than triple his building capacity and sales does not take precedence over the city's concern for its current residents and their neighbourhoods.

Michelle Blanchette, B. A., B.Ed, M.Ed.
30 Drakes Drive
Stoney Creek, ON
L8E 4G5

Chan, Alvin

From: Gordon, Bruce (HAMILTON EAST)
Sent: Thursday, May 10, 2012 10:46 AM
To: Chan, Alvin
Cc:
Subject: file# ZAC-12-010
Follow Up Flag: Follow up
Flag Status: Flagged

Mr. Chan:

Please consider this my opposition letter to the proposed by-law amendment # ZAC-12-010.

Below please find, but not limited to reasons for banning the proposed amendment

This proposed site will negatively impact the community's public safety by adding more vehicle traffic in a neighborhood in transition to young children.

We are also opposed to the amendment as the applicant is asking for effectively double the concentration of units allowable.

The proposed units are three floors which create an eye sore a community of single family homes.

What is the status of sewer and water lines not only in the immediate area but also main and trunk lines outside of the proposed area. The sewers are not in sufficient repair to handle the extra load(s). Refer to flood of July 26th, 2010 and number of homes flooded in this area.

The elimination of this land will add undue stress on the adjacent environmental sensitive area within 20 meters of the proposed area

Regards,
Bruce Gordon

Chan, Alvin

From: Loretta Crane
Sent: Thursday, May 10, 2012 7:57 AM
To: Chan, Alvin
Subject: Lands Located at 2 Oceanic Drive

To Whom It May Concern:

We are totally opposed to the Zoning change for the lot at 2 Oceanic.

The density of the proposed plan is very concerning as the street parking in this neighborhood is already heavily burdened with the access to Confederation Park as well as the amount of people that park in the neighborhood to access the park and waterfront parks. The traffic turning from Drakes Drive into Oceanic Drive has been very busy with many "near misses" when turning the Oceanic corner due to cars parked on the corner. This will be an even more dangerous situation with the maisonettes blocking views of oncoming traffic from Oceanic Drive.

I do not see the change in zoning benefitting the neighborhood in any way and the current community would be adversely affected by a proposal that takes a neighborhood of completely single detached houses to building a collection of homes that clearly are far too many for a lot of that size thus making Oceanic where I live, much more undesirable than it clearly is currently.

I am not opposed to that property being developed. I am totally opposed to what has been suggested in this zoning change.

Neil and Loretta Crane

Chan, Alvin

From: viv
Sent: Wednesday, May 09, 2012 1:37 PM
To: Chan, Alvin
Cc: Pearson, Maria
Subject: File no. ZAC-12-010
Follow Up Flag: Follow up
Flag Status: Flagged

Hi Alvin!

Further to your mailing dated April 27, 2012, we wanted to provide you with a written submission that we are not opposed to a zoning change from commercial to multiple residential for the lands located at 2 Oceanic Drive (Stoney Creek) (Ward 10). We think it's a perfect location for townhomes!

We are, however, opposed to permitting the ten units as proposed on the Conceptual Plan if they are not constructed within the "RM3" zoning by-law. We are opposed to the "special exceptions" and understand the units as proposed are not in accordance with the existing RM3 by-law in the following areas:

1. Maximum Lot Coverage 25%. Conceptual plan appears to be about 50%
2. Minimum Front Yard 10.5 metres. Conceptual plan appears to be about 8 metres.
3. Minimum Side Yards 7.5 metres. Conceptual plan shows 4 metres.
4. Maximum Height 10.5 metres. Conceptual plan doesn't show however we've been advised it's a 3 storey unit so it may be above this height?
5. Planting Strip – doesn't appear to be on Conceptual Plan
6. Parking – one parking space within an attached private garage per unit. Conceptual Plan appears to not have parking garages for units 6 to 10.
7. Children's Outside Play Area – Conceptual Plan doesn't appear to have one.
8. One common entrance per 8 parking spaces. Conceptual Plan shows one entrance for 12 parking spaces.

We're not suggesting that we are in favour or agree with all the above mentioned provision, but we know when we built our home in the area we had to make changes to accommodate the by-laws in effect at that time which we didn't like or agree with, but we respected them. We feel that any future development in this area should also abide by the by-laws as they exist without exceptions. If a provision in the by-law needs to be changed, change the by-law rather than allow exceptions to some and not others.

Sincerely,

Viv (and Bob) Saunders
3 Frances Avenue
Stoney Creek, Ontario
L8E 2Y6

Leslie Born & Walter Schaible
22 Oceanic Drive, Stoney Creek, ON L8E 4H5

May 9, 2012

Mr. Alvin Chan, City of Hamilton
Planning and Economic Development Department
Planning Division – Development Planning – East Section
71 Main Street West, 5th Floor, Hamilton, ON. L8P 4Y5

Dear Sir:

Re: **File No: ZAC-12-010**
Notice of Complete Application and Preliminary Circulation to amend the Zoning By-law for
Lands located at **2 Oceanic Drive**, Stoney Creek

We strongly object to the proposed Zoning By-law Amendment for a change in zoning from a commercial zone to a multiple residential zone to permit ten back-to-back maisonette townhouse units, for the following reasons:

1. Neighbourhood compatibility
 - this type of housing is not consistent with the rest of this survey of 2-storey, single dwelling homes that have lawn and treed frontage.
2. **The plan does not comply with Zoning By-Law 3692-92**
 - minimum lot area (less than 2,000 square metres) is significantly less than the required 4,000 square metres
 - the minimum lot frontage is less than 50 metres
 - the lot coverage is significantly more than the maximum of 35%
 - no privacy area between 8 Oceanic Drive
3. Infrastructure – sewers and flooding:
 - this neighbourhood is prone to flooding and runoff, and sewer backup. Ten new units will significantly add to the sewer system and in the event of heavy downpour, potentially increase the possibility for flooding
4. Traffic – significant increase with parking for 22 cars plus additional owner/visitor cars that would be parked on Oceanic Drive
5. Safety – bus stop: there is a school bus stop almost exactly where the driveway into the townhouse parking would be: this is an unacceptable risk to the children's safety.

The lot at 2 Oceanic Drive is far too small for RM-3 zoning. We recognize that 2 Oceanic Drive would eventually be developed; though we have not had any opportunity to discuss a plan.

We respectfully ask that the Public Meeting (date TBA) be held in the early evening (rather than 9:30am) so that we all might attend without missing work.

Cordially,

Leslie Born & Walter Schaible

cc: Councillor Maria Pearson
Stoney Creek News

Chan, Alvin

From: gale bankowski
Sent: Monday, May 07, 2012 9:43 PM
To: Chan, Alvin
Subject: ZAC-12_010

Mr. Chan: I have resided at 16 Oceanic Dr. since 1983 and hoped one day that something useful/safe would be built on this lot. I have seen it unkept, grass not cut and used as a garbage lot.

But now we have "Mr Nutech" who wants to rezone for profit to himself, with no regard for the safety issues that will be created. The bend in the road has always been dangerous and now this will be even greater with extra traffic from the driveways for his "maisonettes". Most likely people will also be parking on the road as we are a 2 car generation. The bend in the road makes it difficult to see cars/people in this area.

Apparently "Mr Nutech" has done his homework and feels that he can get a variance for rezoning to RM3. This lot is not anywhere near the minimum of 4000 sq meters.

"Mr Nutech" stated that he has canvased the neighbourhood and there are no concerns. I didn't speak to him to offer my point of view.

This area also has issues with flooding, this development will only increase that issue.

I oppose the rezoning to residential. This is too many "maisonettes" on such little property. It does not meet minimum size and should not be granted a variance. This area is high traffic already with trucks entering onto the QEW, school buses and regular traffic and adding all this development in this area is a disaster waiting to happen. Really this property is best turned into a park. "Mr Nutech" should also realize that we also have done our homework, and we also have Maria Pearson to look after our interests. I look forward to a meeting with the area residents and Maria prior to the application meeting to get the neighbours view of this situation.

Sincerely
Gale Bankowski

Chan, Alvin

From: Dave
Sent: Monday, May 07, 2012 6:44 PM
To: Chan, Alvin
Subject: File No: ZAC-12-010

MAY 07, 2012

Dave Bleakley
Nancy West
8 Oceanic Dr.
Stoney Creek On.
L8E-4H5

Planning & Economic Development Dept.
Planning Division, Development Planning
71 Main St. West, 5th Floor, Hamilton On.

File # ZAC-12-010

ATT. Alvin Chan

We are opposed to this zoning change to a RM-3 Zone

The RM-3 Zoning Regulations clearly states the minimum lot Area is to be 4,000 square metres.

This lot at 2 Oceanic Dr. is less than 2,000 square metres.

The minimum lot frontage is supposed to be 50 metres and 2 Oceanic is considerably less.

The maximum Lot Coverage is to be 35%, and the proposal is considerably more

Privacy Area - RM-3 Zoning states maisonette & townhouse unit shall have at least one area which serves as a privacy area which shall be adjacent to the dwelling unit and shall have a MINIMUM depth of 4.5 metres.

This proposal shows ZERO privacy area.

Parking And minimum landscaped Open space are also inadequate.

I can see having a 4 or 5 % tolerance but not 54 or 55 %.

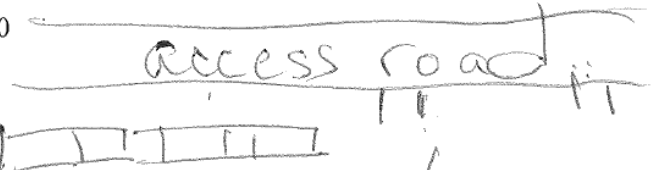
This Lot at 2 Oceanic Dr. is far to small for RM-3 Zoning

Dave & Nancy

File No ZAC-12-010

~~EEW~~ AC
~~QEW~~ RECEIVED
MAY 24 2012

May 5/12
ZONZING CHANGE APPLICATION ZAC-12-010
2,4,6 OCEANIC DR.



Hello,

As you may be aware, there has been an application for a zoning change to MULTI-RESIDENTIAL use for 2,4,6 Oceanic Dr., the empty corner at Oceanic and Drakes.

~~No access~~
Francis

You may not be aware, however, that the plans are for a 10 UNIT building with driveways and 12 parking spaces with an Oceanic entrance, for a total of 22 cars.

Also, the application is asking for a BYLAW AMENDMENT to reduce the required area in HALF from 4000 square meters to 2000 square meters.

We are delivering this copy of the Application in case you have not received a letter from the City.

Many neighbours are unsure of what to do.
Some people feel that the application should go through which will mean an additional number of vehicles and 10 units in an already crowded area.

Other people feel that the commercial zoning should stay and then see what the plans are after that. If the plans are not community friendly, they could then be blocked, as they have been in the past.

If you feel that the Multi-Residential plans are not favourable, please write in to the City BEFORE MAY 18th and state your objections or comments RE: FILE NO: ZAC-12-010
From the City's letter, you can mail, fax, or email to:

ALVIN CHAN
CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DPT.
71 MAIN ST. WEST 5TH FLOOR
HAMILTON ON L8PP 4Y5

EMAIL: Alvin.chan@hamilton.ca
FAX: 905-546-4202
PHONE: 905-546-2424 x1334

Too crowded
Will lower value of private homes

There is also an OPEN HOUSE MEETING on May 28th at 6PM at the Stoney Creek Community Centre on Jones Road to discuss this development.

Build on Commercial St above Francis
leave Francis for Row houses if necessary

Re: File Number ZAC-14-010

Dear Sir/Madam

May 15, 2012

I'm writing in response to recent correspondence regarding the proposed zoning change for the lands known as 2 Oceanic Drive, Stoney Creek.

As a resident homeowner I wish to express my objection to a multi-residential zoning on said property for the partial reasons to follow.

First and foremost a townhouse complex is completely out of character with the existing established neighborhood. Our neighborhood is made up solely of detached single family dwellings. Developing the last parcel of land in our survey with the degree of density proposed will surely create many issues. Not the least of which are traffic and on-street parking concerns. A long with safety concerns relating to such.

The proposed development features no backyard space and most units have less then 150 square feet of green space in total. Total outdoor green space for the whole complex is limited. Even the (4) four corner units have what seems an abundance of green space in comparison to the other units, would probably amount to less then half the green space available on any of the existing homes in the survey. Yet the developer proposes to use on-third (1/3) or more of available land for the condo road and parking lot and even with that parking will be limited.

I also have concerns with the height of the (maisonette) townhouse units. All homes in the neighborhood are 2 storeys with the vast majority having very low pitched roofs. The proposal calls for 3 storey buildings with high pitched roofs completely out of character with the rest of the neighbor's homes.

While cars and parking them is a fact of life in a suburban setting, this proposal creates a "Parking Lot Gateway" to our housing survey which says nothing of the true character of our neighborhood.

In closing let me reiterate my objection to the proposed "multi-residential" zoning change. Ten (or more) units on less then 1/3 acre of space with less then ideal access is asking too much of the present community.

On a surface area which amounts to 3 or 4 typical single family dwellings the proponents of application (zoning change) propose 10-3 storey maisonette town homes with minimal green space and 22 parking spaces, to mention a 40 meter by 12 meter condo road.

I hope you will take our concerns into consideration and reject the applicant's proposal for a "multi-residential" zoning. If at all possible I would like to state that my objections to the zoning change proposed development is without malice. In fact I would welcome a zoning change for detached single family homes.

Sincerely



Name: Michael Mondoux

Address: 22 Orakes Dr.

Re: File Number ZAC-11-010

RECEIVED

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MAY 17 2012

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Sincerely 
Name: Amanda Woodruff
Address: 24 Drakes Drive .

Re: File Number ZAC-11-010

RECEIVED

MAY 17 2012

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Sincerely

Name: *Jessica & Derek Bertrand*

Address: *11 Drakes Dr Stoney Creek*

Re: File Number ZAC-1. J10

RECEIVED

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MAY 17 2012

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Sincerely

Virginia Brown

Name:

Address:

20 Drakes Dr, Stoney Creek

Re: File Number ZAC-11-010

RECEIVED

MAY 17 2012

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Sincerely

Name: STACIE CAMERON / RICHARD CAMERON
Address: 9 Drake Dr.

Re: File Number ZAC-1. J10

RECEIVED

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Sincerely

Name:

Walter Lander

Address:

7 Oaks Dr

Re: File Number ZAC-1-010

RECEIVED

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Sincerely,



Name: LEONA GRAHAM

Address: 14 DRAKES DR, STONEY CREEK, ONT

Re: File Number ZAC-11-010

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Sincerely

Name: *Richard K. Adams.*

Address: *R-11
40 DRAKES DR.*

Phone: *STONEY CREEK*

Re: File Number ZAC-11-010

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Sincerely

Name:

MITCH WEGUNSKI

Address:

13 DRAKES DR.

RECEIVED
MAY 17 2012

Re: File Number ZAC-1 J10

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Sincerely



Name: DESIREE NORRIS

Address: 34 LAKEGATE DRIVE

Re: File Number ZAC-1... 010

RECEIVED

Dear Sir/Madam

MAY 17 2012

May 15, 2012

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Sincerely



Name: WILLIAM TINDALE

Address: 19 LAKEGATE DR. STONEY CREEK ONTARIO

Re: File Number ZAC-1. J10

RECEIVED

MAY 17 2012

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Sincerely

Name: Robert and Beverley Corsini

Address: 40 Oceanic Drive

Re: File Number ZAC-12-010

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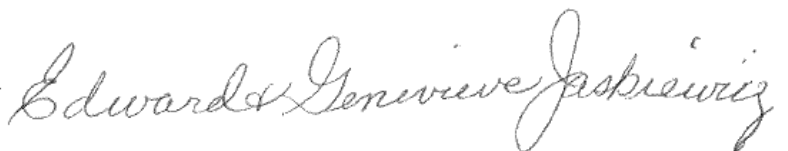
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Name:

Address:

38 Oceanic Drive

Re: File Number ZAC-12-010

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Sincerely

Name:

Address:

Phone:

Richard J. Saul
21 OCEANIC DRIVE;
STONEY CREEK, ONT.

Re: File Number ZAC-12-010

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Sincerely *Nancy West*
Name: *Don Blubby*
Address: *8 OCEANIC DR.*

Re: File Number ZAC-1-010

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Robert A. Duffield

Name:

Bob Duffield

Address: *8 Knots Landing Crt., Stoney Creek*

Re: File Number ZAC-12-010

Attn: Alvin Chan

Dear Sir/Madam

Fax 905-546-4202.

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Name: Martin + Pamela Paddock

Address: 44 Oceanic Dr. Stoney Creek, On.

Re: File Number ZAC-12-010

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Sincerely

Name: *Carl Henderson*

Address: *9 Knotts Gardening*

Phone: *Court*

Re: File Number ZAC-11-010

RECEIVED
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Name:

Ursula Hardy

Address:

34 Oceanic Dr.

Chan, Alvin

From: Gale Bankowski
Sent: Wednesday, July 25, 2012 10:29 PM
To: Chan, Alvin
Subject: Revised Bylaw Amendment(file No. ZAC-12-010)

File No. ZAC-12-010

Attention: Alvin Chan

After reviewing the new revised amendment to the Oceanic development, I still have concerns. Previously Jason had 5 single driveways along Oceanic, now revised he has 6 single driveways along that curve in the road. How is that better? This was the original concern of traffic density and this has not been corrected. This lot still remains too small for rezoning for this many townhouses. I still remain, opposed to the RM-2, rezoning approval. There are 3 lots there for 3 single homes, that, is in line with the neighbourhood, not 6 townhouses. This does not "complete" our neighbourhood as Mr. Nutech, has stated.

His revised plan is still not acceptable, it is still too many homes on an undersized lot, creating safety issues. Perhaps it should still remain commercially zoned as there are limits to what is allowed .

Gale Bankowski
16 Oceanic Dr.

Chan, Alvin

From: Tom Duda
Sent: Wednesday, July 25, 2012 6:08 PM
To: Chan, Alvin
Subject: File No: ZAC-12-010

I am writing this letter to let the city of Hamilton know that I oppose the building of six townhomes on 2 Oceanic Drive. Our neighbourhood is made up of **detached homes**. If any residential construction is going to take place, no more than three single family homes is the only acceptable plan. As I mentioned at the meeting with Maria Pearson, Grays Road is like a parking lot with visitors to Confederation Park, Drakes Drive is like a parking lot with park visitors and residents parking on the street and Oceanic Drive has more than enough people parking their cars and taking their bikes to Confederation Park. Speaking practically, if each townhome had two vehicles (and likely will) Oceanic Drive will become another parking lot as the plan only has parking for six cars. As a resident living four houses from the lot, I do not want cars parked in front of my house day and night. I am not sure why the city is so bent seeing how many people it cram on a tiny parcel of land. The argument of high density living is a Toronto thing, let the City of Toronto see how many people they can cram into a shoebox. The appeal of living in Hamilton is that we have room to build single family homes and keep them affordable. Hamilton is affordable and a great place to raise a family. I don't care how much a construction company stands to lose financially because they overpaid for a piece of land. The people in our neighbourhood should not be subjected to this high density development because of corporate greed and profit. I want my voice to be known as completely opposed to any development that is not consistent with our current neighbourhood, **no more than three single family homes!**

Tom Duda

14 Oceanic Drive.

Chan, Alvin

From: WALTER
Sent: Friday, July 27, 2012 12:03 AM
To: Chan, Alvin; 'Leslie'
Subject: RE: Response to file number ZAC-12-010

Hello Mr. Chan,

My wife and I are opposed to the current proposal for this zoning change. We still feel that six buildings on this small lot are still not consistent with our neighbourhood and still pose a congestion problem. We would support a four townhouse complex or three single family dwellings. The community has researched the intensification issue and found that it does not apply to small pieces of land such as the one in this proposal.

Regards,

Leslie Born and Walter Schaible
22 Oceanic Drive, Stoney Creek

Anna & Karl Roberts
24 Oceanic Drive
Stoney Creek, ON L8E 4H5

July 26, 2012

Alvin Chan, City of Hamilton
Planning & Economic Development Department
Planning Division – Development Planning – East Section
71 Main Street West, 5th Floor Hamilton, ON L8P 4Z02

Dear Mr. Chan:

Re: Zoning By-law Amendment Application (File No: ZAC 12-010)

As home owners who reside nine houses away from the proposed re-zoning of 2 Oceanic Drive from commercial to Multiple Residential "RM2", we offer the following comments to be considered in regards to the application put forward by Guj Holdings. In brief, we are opposed to the number of townhouses proposed, to the height of the townhouses, and the overall lot plan.

1. Older Established Residential Area

The Lakewood Landing community is an older residential area filled with single family detached dwellings. The proposed townhouses do not compliment the current size of the lots; nor do they conform to the two-storey houses surrounding the proposed building lot. The density of the townhouses is double that of the property lots in the remainder of the neighbourhood. The number of units proposed is grossly out of proportion to the size of the property.

Therefore, we oppose the number of townhouses as well as the proposed three-storey height as this does not fit with the character of the existing neighbourhood.

2. Parking Congestion

Oceanic Drive is congested as the majority of the homes have more than one vehicle. This development will add a minimum of six vehicles onto our road. It is unrealistic for either the developer, or the City of Hamilton, to suggest that in an area with no sidewalks, and no bus service, the proposed development will attract home owners/renters without vehicles.

The frontage of these proposed townhouses is on a curved portion of Oceanic Drive that is currently taking the overflow from Oceanic Drive and the public who come down to Confederation Park. The street parking on Oceanic Drive is not sufficient to support the existing homes and any visitors.

Therefore, we oppose the number of townhouses and the lack of adequate parking proposed as the units will increase the parking congestion on our immediate street.

3. Traffic Congestion

The intersections of Oceanic Drive & Drakes Drive, Drakes Drive and Frances, Drakes Drive and the South Service Road are all high traffic areas. During rush hour, it is difficult to cross Frances in order to gain highway access (or return to the neighbourhood) due to the volume of residential and commercial traffic from Gray's Road and the Green Road surveys from the east.

Chan, Alvin

From: Anna Roberts
Sent: Thursday, July 26, 2012 9:43 PM
To: Chan, Alvin
Cc: Pearson, Maria; Collins, Chad
Subject: File No: ZAC-12-010
Follow Up Flag: Follow up
Flag Status: Flagged

Mr. Chan:

Please find attached our comments to the proposed Zoning By-law Amendment Application (File No: ZAC-12-010).

It has come to our attention that many of our neighbours did not receive the amended application even though they provided submissions to the original application and/or attended the original meeting.

We would expect that any individuals who will derive any economic benefit from this application, or are related to the applicant, have their relationship clearly identified in the public report if they provide submissions to the City of Hamilton supporting the amendment.

Anna & Karl Roberts

Chan, Alvin

From: g brown
Sent: Friday, July 27, 2012 12:14 AM
To: Chan, Alvin
Subject: File No: ZAC - 12-010

Dear Sir/Madam

We are writing to express our opposition to the **Revised Application and Circulation to amend the Zoning By-law for lands located at 2 Oceanic Dr Stoney Creek ward 10**

It is our intention to oppose **Any** multi-residential zoning application for these lands. The density proposed for said property exceeds any property that exists today within our built survey. Given that 2 Oceanic Drive is the last undeveloped parcel of land and the "Gateway" to our "Cul-de-sac" and a similar multi-residential proposal at the foot of Grays Road was rejected a few years back, we would hope that after considering the consequences of such zoning change, you will reject this application.

While the information provided in your June,25th,2012 correspondence is useful, it provides little detail on the proposed development. Further correspondence with Mr Alvin Chan had little to add other than exceptions had been requested but where not to be discussed till a further date.

It is our contention the lands have one useful purpose and that would be single family detached dwellings. Anything else will surely diminish property values, cause more on-street parking issues and create further pedestrian and vehicle safety issues.

I would also like to add that in a community meeting with Maria Pearson and Guj Holdings, Maria out right informed us that the "City" would never approve single-family dwellings on that property ? Can You tell me why that is ?

Secondly, at that meeting Guj Holdings out right admitted that it was just "**All about the Profit**", In my opinion, if he was to build **Quality Built** Single Family Homes on the said property that fit in with the **Character** of our neighbourhood then it would be very profitable for him !

Lastly, If you haven't already done so, I would like to request that you personally visit our neighbourhood so you can fully understand and appreciate the Character of our neighbourhood and why we feel so strongly opposed to the Application for a multi-residential property on that land.

Thank You

July 26, 2012

City of Hamilton
Planning & Economic Development Dept.
71 Main Street West, 5th Floor
Hamilton, ON
Attn: Mr. Alvin Chan

RECEIVED
JUL 26 2012

Re: Proposed Zoning Change - 2 Oceanic Drive, Stoney Creek, ON
File: ZAC-12-010

In continuation of our previously documented response to the above noted request for amendment to zoning:

We have attended an "informal" meeting within our neighbourhood - at the helm was Maria Pearson, in collaboration with Jason Guja. Many people from the community, including ourselves, attended and made concerns very clear to both Ms. Pearson and Mr. Guja:

- The amount of individual dwellings (now 6) that Mr. Guja is proposing is far to taxing on the given lot size (This neighbourhood understands the desire for more mid-high density zoning in residential areas, however this area already has several)
- The structure is not in keeping with the development surrounding the lot - single dwelling homes. The elevation provided for the new proposal is now only two storey's, yet the design makes it look like three. The style is in contrast (not in a good way) with the existing homes.
- There is strong concern for sewage/water issues arising out of Mr. Guja's current plan (residents who showed concern with the water/sewage issues of the Red Hill Express are continuing to deal with flooded basements, backyards, sewage issues etc). Is there a storm water management (or relevant/similar) report, and given the unexpected results of the construction of the expressway, is there not a logical call for such an assessment before consideration can be given to building anything other than single dwelling homes on this lot?
- There is strong concern for traffic and safety issues on an already overpopulated traffic gateway.
 - a. This lot is cornered on a local school bus pick up
 - b. This curb space is already occupied by a large number of outside residents parking to enjoy our beach and trails - which in turn prevents parking available for residents of this community for any additional street parking.
 - c. This corner is a gateway for residents outside this intimate neighbourhood as a direct link to the QEW - including several transport/business vehicles
 - d. This area is heavily populated with bikers and hikers already at traffic risk
 - e. Given the great concern already in existence as it relates to traffic, is a traffic study not warranted?

For reasons stated above, we sensibly remain in opposition to Mr. Guja's proposal and trust that consideration will be given to all concerns.

We look forward to notice of any and all upcoming meetings with respect to this zoning change.

Sincerely,
Brenda & Tom Cran
12 Drakes Drive
Stoney Creek, ON

July 27, 2012

Council Chambers, 2nd Floor
City Hall
71 Main Street West
Hamilton, ON

Attention: Mr. Alvin Chan

Re: File #ZAC-12-010 - Subject Lands - #2 Oceanic Drive

I am writing to you today out of concern for the safety of our neighbourhood, Lakewood Landing in Stoney Creek.

The thought of having the empty lot at Drakes Drive and Frances Avenue and Oceanic Drive (known as #2 Oceanic Drive), turned into six townhouses, is, in my opinion, a safety hazard for the present neighbourhood and for the continual car and truck traffic heading toward the QEW.

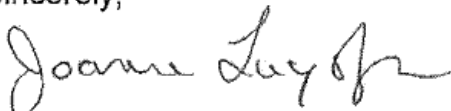
The traffic in that area is very busy already, due to traffic from Grays Road which feeds onto Frances Avenue and then onto Drakes Drive, which creates a very busy intersection because this is the route one takes to get onto the North Service Road and then onto the QEW. There is truck traffic and lots of cars, not to mention the pedestrian traffic going to and from Confederation Park.

This intersection is far too busy to build the proposed housing on this empty lot. To build six townhouses would make it very congested and unsafe. Most families are two-car and two children families, if not more.

I am not opposed to building on this empty lot. I feel that this lot would be perfect for three single dwelling homes (#2, #4 and #6). These homes would blend beautifully with the existing neighbourhood and the number of potential people and cars would be cut in half, making it much safer for everyone concerned. These homes would have bigger back yards for the kids to play safely in, and away from all car and truck traffic. Also, the driveways for these homes will end up being much bigger, which would satisfy parking concerns.

Thank you for taking the time to read my letter and understand my concerns. I would appreciate a response back from you, regarding the outcome of this lot.

Sincerely,



Joanne Lucyshyn (for the Lucyshyn Household)
3 Knots Landing
Stoney Creek, ON
L8E 4H2

Chan, Alvin

From: Loretta Crane
Sent: Tuesday, July 24, 2012 2:55 PM
To: Chan, Alvin
Subject: Zone By-Law Amendment Application File No. ZAC-12-010
Follow Up Flag: Follow up
Flag Status: Flagged

Re: Zoning By-Law Amendment Application (File No: ZAC-12-010)

Attention: Mr. Alvin Chan

After seeing the revised plans for 2 Oceanic, we still have our original concerns and objections. Originally, the plan was for five driveways facing Oceanic Drive and now there are six driveways planned. Developing this corner is a cause for concern. There are many issues such as increased parking on the street, the high density of traffic around the corner of Oceanic onto Drakes Drive as well as the infrastructure with the number of units on such a small lot.

We are apposed to this zoning to an RM-2 zone. It could be re-zoned to an R4 with single family homes which would add to our neighbourhood. With over 100 detached homes in our Lakewood Landing community, six townhouses are not needed and will not "complete" our neighbourhood.

We are now more in favour of keeping the zone commercial.

Neil and Loretta Crane

Sandra McDonald
21 Drakes Drive
Stoney Creek, Ontario
L8E 4G4

May 17, 2012

City of Hamilton
Planning and Economic Development Department
Planning Division-Development Planning-East Section
71 Main Street West, 5th Floor
Hamilton, ON L8P 4Y5

Attention: Alvin Chan, City of Hamilton

Dear Mr. Chan:

**Re: Notice of Complete Application and Preliminary Circulation to amend the Zoning By-law for Lands Located at 2 Oceanic Drive (Stoney Creek) (Ward 10)
File No: ZAC-12-010**

I am in receipt of your letter dated June 25, 2012, and would like to respond to this application.

First of all, I think the letter has not been distributed to all the households within the community, which I feel is biased. These people have a right to comment on the proposed amendment as it affects them directly, too, and I think it would contribute a better sample on which to make an informed opinion. Secondly, the request for the change in Zoning is from Local Commercial Zone to Multiple Residential "RM2" Zone with **special exceptions** and I'm wondering specifically what these special exceptions are.

The neighbourhood we are in is beautiful with all single family dwellings. Adding a multiple residential complex changes the face and character of our area; even the height of the units that are proposed are outside the neighbourhood standard. It is a quiet community where people take pride in their homes and properties. The proposed housing complex does not adequately provide for individuals to have very much yard area yet it will still require maintenance. Where are the residents going to store their outdoor items on properties that are already crowded? It would appear as though any yard area would be visible on both Oceanic and Francis Streets; what kind of appearance will this make at the entrance to our homes. Are the residents going to have pets; the quarters are close and the animals will have to share a small area. What about parking? Most home owners have at least two vehicles. That would approximate

20 vehicles, excluding guests. There is already a serious parking problem in the neighbourhood that has vehicles parking on both sides of the street making it difficult to manoeuvre safely. Where are the overflow vehicles going to park? People visiting Confederation Park already fill the street on Grays Road continuously so that won't be an option. The entrance of the driveway is at a stop sign in an already traffic congested area. This will add more traffic to this intersection that competes with the traffic flow off of Grays Road onto the highway and service road. There are only two entrances into the community, one being Lakegate Drive and the other being Drakes Drive so the likelihood of the traffic increase at this corner is a given and will make the intersection chaotic.

What about the other vacant properties at the SE and SW corners? A precedent will be set if this special zoning is allowed, opening the door to other special privilege and more unsafe, noisy, traffic congestion? One property has already been sold with no public announcement for what is planned.

I'm in favour of developing the property for single family dwellings, as already exist in our neighbourhood. This is already a highly concentrated area and this will open the door to more congestion. It will change the face of community, making it overcrowded and I believe this will also devalue the properties in our area because many people associate town homes as lower income type homes. I do not believe the development should go ahead unless it's single homes.

Yours truly,

Sandra McDonald