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From: Craig & Sarah Cook [REDACTED]
Sent: Tuesday, April 26, 2011 10:08 AM
To: Johnson, Brenda
Cc: Dinney, Kathy; Mallard, Paul; Pham, Melanie; De Iulio, Peter
Subject: Re: Application copies?

Good morning!

Thanks Brenda for verifying the date mixup and for all that has already been done to help us in regards to our concerns on this piece of land!

I do have a request though to be provided with information on the other two builders in Binbrook, John Bruce Robinson and Summerlea Homes, with where exactly they have built 3 storey townhomes and 3 storey apartments in Binbrook. I have been talking with people at their homestores and have yet to identify where this has happened on their high density lands. My main concern now along with others I have spoken and emailed with are that the 3 storey towns and apartments do not fit into a rural community setting. One does not move to the country to have no backyard and have a balcony to look directly in your neighbours windows. Especially when I would think that the people buying these homes would either be young couples who would enjoy backyard bbq's planning on a family in the future and/or young families that would want grass for young children to play and run on. When you live in the city especially in apartments I would think that it wouldn't be the same concerns because you are close to bars and restaurants which is not exactly the same as our "downtown" core. We don't have a public transit system in Binbrook and that should have a big impact also on why high density is not appropriate for Binbrook right now. We live in a small town not a city! Losani apparently would have known this land was zoned for high density, but has only added all of the apartments in the latest drawing for the city, none prior to this, which was obviously never told to any of the homeowners when we bought our homes or when the first draft was supposed to go under review before we presented a problem with the community petition. Losani should be accountable for his words and actions when we all bought and invested hundreds of thousands of dollars on our homes and a community that was promised to us or one relatively close by all of the homes remaining one and two storeys. If that means asking the city to change the zoning law from high density to medium density then that is what he should have done in the first place.

I believe that all of the changes that were presented in the first email is definitely a move in the right direction and I think that by replacing the 3 storey townhomes and apartments with 2 storey and single townhomes everyone could agree on a solution and Losani could start the construction without any further delay. I look forward to speaking with everyone at the city meeting.

Sarah & Craig Cook
24 Carver Drive, Binbrook

----- Original Message -----

From: Johnson, Brenda
Cc: Dinney, Kathy ; Mallard, Paul ; Pham, Melanie ; De Iulio, Peter
Sent: Monday, April 25, 2011 10:36 AM
Subject: Changes in the planning applications for 310 Fall Fair Way, Binbrook

Hello Folks,

There have been some changes for the applications OPA-10-002 and ZAC-10-008 (for 310 Fall Fair Way, Binbrook) after the public meeting on March 3, 2011 that will be coming forward to the May 19th planning meeting. I want to try to keep everyone in the loop, so if I have missed anyone, please be sure to forward this message to your neighbours.

Please read below the changes and I would really appreciate your comments. I have cc'd the planning staff on this message as well. When you write your comments, please press "reply all" so **both the staff and I can read your comments/concerns going forward.**

Your comments will also be included in the package at the May 19th planning meeting. If you wish to speak at the May 19th meeting, please email Carolyn Biggs at the City Clerks office. Her email is carolyn.biggs@hamilton.ca

If you need clarification on anything, feel free to contact me at 905-546-4513

The concerns stated by the residents were:

Intensification
Parking
Traffic, eliminate driveway coming off Valiant Circle
Drainage
Snow removal

Intensification:

Currently the Glanbrook zoning by-law will allow 102 units. With the modifications, the application now sits at 82 units. To satisfy the intensification by-law, there will be three storey units that will sit facing Binbrook Road and the other 3 storey units will sit inside the complex. Units facing Falls Fair Way will be 2 storey town homes and the units facing Valiant Circle are a mix of single units and one storey town houses in keeping with the characteristics of that street.

Parking:

Garage space will be enforced to 3 x 6 metres (10 x 20 feet). This has been an ongoing problem in Binbrook when the garage sizes have been made smaller with added stairs. The family car cannot get into the garage if there is other items such as a garbage can situated inside. Quite a few developments in Binbrook have much smaller garages. This 3 x 6 is the standard size that I have been fighting for to allow for storage and the family vehicle.

Driveways will be 2.75 metres before the sidewalks to allow for an additional car.

2 end units were deleted to make room for 9 more parking spaces (50 in total). This allows for one car space for every 2 units. (please note, Glanbrook by-law is 1 space for every 4 units as you can tell from other developments in the area).

Traffic:

It was suggested that the driveway be removed from Valiant Circle and added to Binbrook Road. In order to situate the road so it doesn't negatively impact the existing homes on Binbrook Road, the road will be too close to the "round a bout". From a safety perspective, both Planning and Traffic staff highly recommend against this recommendation.

Drainage:

Although this wasn't discussed as the engineers were not present when I met with staff, I am fully aware of the drainage problems especially within the Valiant Circle area. I will have a meeting with the engineering staff to ensure that the drainage/grading plan is adhered to going forward.

Snow removal:

Within this development, there is small landscaping areas where the snow will be piled during the winter months.

Again, these are the changes that have been made and are coming forward for the May 19th planning committee. I would really appreciate your comments. I have cc'd the planning staff on this message as well. When you write your comments, please press "reply all" so **both the staff and I can read your comments/concerns going forward.**

Your comments will also be included in the package at the May 19th planning meeting. If you wish to speak at the May 19th meeting, please email Carolyn Biggs at the City Clerks office. Her email is carolyn.biggs@hamilton.ca

If you need clarification on anything, feel free to contact me at 905-546-4513

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