ATTENTION: Mayors and Members of Hamilton City Council
RE: Re-zoning of 40 and 46 Flamboro St., Waterdown (Ward 15)
File no. ZAC-06-94

We are in receipt of the Planning and Development department’s report regarding the application for the rezoning of the properties located at 40 and 46 Flamboro Street and 62 Barton Street (File ZAC-06-94) from the current Institutional designation to R6 Medium Density.

From what we understand, this application is supported by Planning Department staff at this time. However, after reading the document, we have several concerns regarding the owner’s plans:

- Last summer, the drawings shared with us by Marcel Leclerc indicated that the existing church was to be renovated to accommodate seven condominium units. The current application indicates that this item has been withdrawn. What is the owner now proposing for this section of the property (“future adaptive reuse”)?
- The report states that the Public Works Department “has no concerns… pertaining to any increase in traffic” and that the development must include adequate parking. This is not specific, however. What is “adequate” parking? As in our earlier letter, we point to the newer residential areas (the “quads” behind Fortinos, Fellowes Crescent, Harper Street) in Waterdown, where cars are commonly parked on both sides of the roadway overnight due to a limited amount of driveway/garage space. This would be an impediment to traffic on through streets (Barton and Flamboro). Any proposal for residential development should include much more provision for parking/loading than we’ve seen in recent residential developments.

In addition, while the church and rectory did add to local traffic, it was limited to very specific times on weekends (apart from the weekday morning and evening rush). Any new residential traffic will add to the daily volume. Will the roads need to be widened to accommodate increased traffic?

- The timing for a request to rezone any Institutional lands in Waterdown is questionable. As both school boards are jockeying to secure land for expansion and for new facilities, it has become evident that any conditional deals are not guaranteed. As Mr. Leclerc’s property abuts a school property (Institutional) that will likely be sold (pending the approval of a new St. Thomas Catholic Elementary School in South Waterdown) and rezoned for residential development, the addition of the current proposed development, plus any new homes on that site, would compound an already serious issue. This is not the time for the city to relinquish any Waterdown lands zoned Institutional.

Until further clarification on the above issues, and until the local school accommodation issue has been resolved, we’d like to be on record as asking the Planning and Economic Development Department to delay (motion to defer) the approval of the rezoning of the property at 40 and 46 Flamboro Street and 62 Barton Street.

Respectfully submitted,
Dan & Brenda Jefferies