SUBJECT: Application for a Change in Zoning for the Property Located at 1301 and 1315 Upper Wellington Street (Hamilton) (PED06143) (Ward 7)

RECOMMENDATION:

That approval be given to Zoning Application ZAC-06-01, Toscani Developments Ltd., Owner, for a change in zoning from the “JJ” (Restricted Light Industrial) District, Modified to the “DE-3” – ‘H’ (Multiple Dwellings - Holding) District, Modified, to permit 171 stacked townhouse units, for the property located at 1301 and 1315 Upper Wellington Street (Hamilton), as shown on Appendix “A” to Report PED06143, on the following basis:

(a) That the subject lands be rezoned from the “JJ” (Restricted Light Industrial) District, Modified to the “DE-3” – ‘H’ (Multiple Dwellings - Holding) District, Modified.

(b) That the amending By-law apply the Holding provisions of Section 36 (1) of the Planning Act, R.S.O., 1990, to the subject lands by introducing the Holding symbol ‘H’ as a suffix to the proposed Zoning District. The Holding provision will prohibit the development of the subject lands until such time that the owner/applicant submits:

(i) A Record of Site Condition (RSC), which has been acknowledged by the Ministry of Environment, to the satisfaction of the City of Hamilton, Director of Development and Real Estate; and,

(ii) A noise assessment prepared by a qualified professional in accordance with the Ministry of Environment Guidelines, to the satisfaction of the City of Hamilton, Director of Development and Real Estate.

City Council may remove the ‘H’ symbol and, thereby, give effect to the “DE-3” District, Modified provisions, by enactment of an amending By-law once the conditions are satisfied.
(c) That the Draft By-law, attached as Appendix “B” to Report PED06143, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council.

(d) That the proposed change in zoning is in conformity with the Hamilton-Wentworth Official Plan and the Official Plan of the City of Hamilton.

(e) That upon finalization of the implementing By-law, the Crerar Neighbourhood Plan be amended by redesignating the subject lands from “Low Density Apartments” to “Medium Density Apartments”.

Lee Ann Coveyduck
General Manager
Planning and Economic Development Department

EXECUTIVE SUMMARY:

The applicant has submitted an application for a change in zoning to facilitate the development of the site for stacked townhouses consisting of fourteen buildings and one-hundred and seventy-one residential units. The tenure of the units will be established through a future plan of condominium. The proposal requires an amendment to the Crerar Neighbourhood Plan.

This proposal has merit and can be supported since the change in zoning is consistent with the Provincial Policy Statement and complies with the Hamilton-Wentworth Official Plan and the City of Hamilton Official Plan.

BACKGROUND:

PROPOSAL

The applicant proposes a change in zoning for the lands located at 1301 and 1315 Upper Wellington Street from the “JJ” (Restricted Light Industrial) District, Modified to the “DE-3” – ‘H’ (Multiple Dwellings - Holding) District, Modified to facilitate the development of the site for stacked townhouses. Fourteen individual buildings will be constructed creating a total of one-hundred and seventy one new residential units, as shown on the preliminary site plan on Appendix “C”.

The subject lands will be placed in a ‘H’ Holding District to prohibit development until such time that the owner/applicant submits a Record of Site Condition (RSC), which has been acknowledged by the Ministry of Environment to the satisfaction of the City of Hamilton, Director of Development and Real Estate, and a noise assessment prepared by a qualified professional in accordance with the Ministry of Environment Guidelines, to the satisfaction of the City of Hamilton, Director of Development and Real Estate.
The application is generally consistent with the provisions of the “DE-3” (Multiple Dwellings) District, however, site-specific modifications are being proposed to address reductions in southerly side and rear yard setbacks, separation distances between buildings, visitor parking requirements, and loading spaces which staff supports. The By-law requires a southerly side yard of 11.9 metres, whereas the preliminary site plan is proposing 7.5 metres. The By-law requires a rear yard setback of 11.6 metres, whereas the preliminary site plan is proposing 7.69 metres. The preliminary site plan is providing forty exclusive visitor parking spaces versus the forty-three required, as per the parking ratio. As well, the preliminary site plan is proposing a separation distance of 3.0 metres between buildings, whereas the By-law requires 5.5 metres. Lastly, the preliminary site plan is not providing the one loading space required for each building, as per the By-law.

DETAILS OF THE APPLICATION

**Applicant:** Toscani Developments Ltd.

**Agent:** S. Llewellyn, S. Llewellyn & Associates Limited

**Location:** 1301 and 1315 Upper Wellington Street

**Description:**
- Lot Frontage: 121.92m
- Lot Depth: 166.11m
- Lot Area: 2.03 ha (5.02 ac)

EXISTING LAND USE AND ZONING

<table>
<thead>
<tr>
<th>Subject Lands</th>
<th>Existing Land Use</th>
<th>Existing Zoning</th>
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<tr>
<td>Vacant</td>
<td>“JJ/S-705a” (Restricted Light Industrial) District, Modified</td>
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<th>Surrounding Land Uses</th>
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<td>“RT-30” (Street Townhouses) District, and</td>
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<td>“R-4” (Small Lot Single Family Dwelling) District</td>
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<th>“A” (Conservation, Open Space, Park and Recreation) District</th>
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<tr>
<th>West</th>
<th>Jerome Neighbourhood Park</th>
<th>“AA” (Agricultural) District</th>
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ANALYSIS/RATIONALE:

Circulation of the proposed application to various City Departments and outside agencies resulted in no significant issues with respect to the proposed zone change. Planning staff’s evaluation of the proposed application is set out below.

1. This proposal has merit and can be supported for the following reasons:

   (i) The proposed change in zoning is consistent with the Provincial Policy Statement, and conforms to the Hamilton-Wentworth Official Plan and the City of Hamilton Official Plan.

   (ii) The proposal is compatible and complementary to the existing and planned development in the immediate area.

   (iii) The proposal is an appropriate infill development that will make efficient use of existing services on-site.

2. The preliminary site-plan is comprised of fourteen stacked townhouse blocks which will create one-hundred and seventy-one units, as shown on Appendix “C”. Each individual townhouse sub-block will contain three dwelling units. The groupings of townhouse blocks range from 3 to 5 sub-blocks per block, for a total of fifty-seven sub-blocks. The preliminary site plan will generally meet the provisions of the “DE-3” (Multiple Dwellings) District, save an except for the site-specific Zoning By-law provisions requested, as outlined below:

   Southerly Side Yard Setback

   Zoning By-law 6593 requires a minimum southerly side yard setback of 11.9 metres. The preliminary site plan is proposing a minimum of 7.5 metres. Staff supports the reduction as the proposed side yard is an adequate area for landscaping, buffering, and grading and drainage. As a result, the reduction is considered minor and in keeping with the intent of the By-law.

   Rear Yard Setback

   Zoning By-law 6593 requires a minimum rear yard setback of 11.6 metres. The preliminary site plan is proposing a minimum of 7.69 metres. Staff supports the reduction as the proposed rear yard is an adequate area for landscaping, buffering, and grading and drainage. As well, the proposal would provide an appropriate buffer between the Crerar natural open space and the site. Staff supports the reduction as it is considered minor and in keeping with the intent of the By-law.
Separation Distance Between Buildings

Based on Zoning By-law 6593, the proposed maximum building height of 11.0 metres requires a minimum separation distance of 5.5 metres between buildings. The preliminary site plan is providing 3.0 metres of separation between buildings. Staff supports the reduction, as adequate access and drainage will be maintained between the buildings. Furthermore, the minimum separation distances will be reviewed for compliance with the Ontario Building Code at the Site Plan Control stage of development. As a result, staff supports the reduction as it is considered minor and in keeping with the intent of the By-law.

Required Visitor Parking

Zoning By-law 6593 requires that parking be provided at a minimum rate of 1.25 parking spaces for each unit. Of this ratio, 0.25 spaces are to be provided exclusively for visitor parking purposes. Based on this ratio, forty-three spaces are required for visitor parking for one-hundred and seventy-one units, whereas the preliminary site plan is providing forty visitor parking spaces. Staff supports the reduction in parking as it is considered minor and in keeping with the intent of the By-law.

Required Loading Spaces

Zoning By-law 6593 requires one loading space be provided for each of the fourteen proposed townhouse blocks, whereas the preliminary site plan is not providing loading spaces. Staff supports the elimination of loading spaces as a standard parking space can be used for loading purposes which can accommodate smaller trucks and cube vans. Comments from the Public Works Department, Traffic Engineering and Operations Section, stated no concerns with respect to no loading spaces being provided.

3. In accordance with the Public Participation Policy that was approved by Council on May 29, 2003, this application was pre-circulated to 117 property owners within 120 metres of the subject lands. Two letters were received from neighbouring property owners, as shown on Appendix “D”. The issues raised in these letters are addressed below:

Height of the Buildings

Clarification regarding the number of stories for each building was requested. Each individual building will be 3 storeys, to a maximum height of 11.0 metres, as per the requirements of the By-law. The application is not requesting a site-specific zoning By-law requirement for height. The height requirement is consistent with the surrounding area.
Number of Units

Clarification regarding the number of units within each building was requested. Each of the individual 14 blocks range from nine to fifteen units each for a total of one hundred and seventy-one residential dwelling units.

Sidewalks

Clarification regarding the construction of sidewalks on Sirente Drive was requested. Through the development of the subject property under Site Plan Control, the owner will be required to enter into an agreement to construct sidewalks along Sirente Drive.

Intersection improvements at Sirente Drive and Upper Wellington

Concerns regarding the ability of the intersection at Sirente Drive and Upper Wellington Street to handle the increased traffic flows from the proposal were raised. Comments from the Public Works Department, Traffic Engineering and Operations Section, stated no concerns with respect to increased traffic flows. Specific comments with respect to the design of the access to the subject lands from Sirente Drive were forwarded and will be addressed through the Site Plan Control process.

Crerar Natural Open Space

Additional concerns regarding the status of the existing 2.04 hectare (5.04 acres) open space parcel between the subject lands and Durrell Court were raised. The open space parcel is not part of the holdings of the applicant and is not part of the application. The open space parcel is owned by the City of Hamilton for open space and recreational purposes, as per the Crerar Neighbourhood Plan. There are no plans to develop the site or deem it surplus to the City of Hamilton’s needs.

Secondly, concerns were raised with respect to the potential impacts on the mature trees and vegetation located within the open space parcel. Through the Site Plan Control process, detailed tree management and protection plans and grading and drainage plans will be required prior to final approval. The details of the tree management and protection plans along the limit of the subject site and the grading and drainage plans will focus on the identification of specific trees and vegetation that require protection, and the development of appropriate protection measures. The aforementioned plans will be prepared by a qualified professional to the satisfaction of the City of Hamilton, Managers of Development Planning and Development Engineering.
Housing Tenure

Clarification was requested as to whom the proposed units would be marketed towards (i.e. seniors). As well, the letters were interested if the units would be rental or purchased outright. The Zoning By-law does not regulate tenure, however, the applicant has indicated the units will be part of a condominium marketed to the general public.

4. To ensure the application is consistent with the principles and the policies of the Provincial Policy Statement (PPS), the ‘H’ Holding District will restrict development until such time that the owner/applicant submits a Record of Site Condition (RSC) which has been acknowledged by the Ministry of Environment, to the satisfaction of the City of Hamilton, Director of Development and Real Estate, and a noise assessment prepared by a qualified professional in accordance with the Ministry of Environment Guidelines, to the satisfaction of the City of Hamilton, Director of Development and Real Estate. Staff considers the requirements of the ‘H’ Holding provision appropriate to address the Provincial Policy Statement.

**ALTERNATIVES FOR CONSIDERATION:**

If the application is denied, then the applicant has the option of using the property for the current range of “JJ/S-705a” (Restricted Light Industrial) District uses.

**FINANCIAL/STAFFING/LEGAL IMPLICATIONS:**

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 a Zoning By-law Amendment.

**POLICIES AFFECTING PROPOSAL:**

**Provincial Policy Statement**

The application is consistent with the PPS policy that focuses growth in settlement areas (Policy 1.1.3.1). However, Policy 1.1.1(c) outlines that healthy, liveable and safe communities are sustained by avoiding development and land use patterns which may cause environmental or public health and safety concerns. Policy 3.2.2 states that contaminated sites shall be remediated, as necessary, prior to any activity associated with the proposed use such that there will be no adverse effects. Due to the former use of the site as a construction yard and former LaFarge quarry, a Record of Site Condition (RSC) will be required as per the mandatory filing requirements outlined in Ontario Regulation 153/04. It is mandatory for a RSC to be filed for a change in zoning from industrial to residential.
Secondly, Policy 1.7.1(e) outlines that long term economic prosperity will be supported by planning so that major facilities (such as airports, transportation corridors, sewage treatment facilities, waste management systems, industries and aggregate activities) 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. Due to the proximity of the subject lands to Upper Wellington Street, a noise assessment will be required to address this concern.

As the proposed Zoning By-law is recommending a ‘H’ Holding Provision be put in place on the subject lands until such time as a Record of Site Condition (RSC) has been acknowledged by the Ministry of Environment, to the satisfaction of the Director of Development and Real Estate, and a noise assessment has been prepared in accordance with the Ministry of Environment Guidelines, to the satisfaction of the Director of Development and Real Estate, the application is consistent with the policies of the Provincial Policy Statement.

Hamilton-Wentworth Official Plan

The subject property is designated as “Urban Area” within the Hamilton-Wentworth Official Plan. Policy 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. As well, the Urban Areas are intended to accommodate approximately 96% of new residential housing units in the Region to the year 2020. The application conforms with the policies of the Hamilton-Wentworth Official Plan.

City of Hamilton Official Plan

The subject property is designated “RESIDENTIAL” in the City of Hamilton Official Plan. The following policies of the City of Hamilton Official Plan, among others, are applicable to the proposed development:

“A.2.1.1 The primary uses permitted in the areas designated on Schedule “A” as RESIDENTIAL will be for dwellings. Various types of dwellings are included within this designation, while preference will be given to the locating of similar densities of development together.

A.2.1.8 It is the intent of Council that a variety of housing styles, types and densities be available in all RESIDENTIAL areas of the City, and further, that proposals for new development or redevelopment will contribute to the desired mix of housing, where practicable. In this regard, Council will be guided by the Housing Policies of Subsection C.7 and the Neighbourhood Plan Policies of Subsection D.2.

C.7.3 Council will encourage a RESIDENTIAL ENVIRONMENT of an adequate physical condition that contains a variety of housing forms that will meet the need of present and future residents. Accordingly, Council will:
v) Encourage new RESIDENTIAL development that provides a range of dwelling types at densities and scales that recognize and enhance the scale and character of the existing residential area by having regard to natural vegetation, lot frontages and areas, building height, coverage, mass, setbacks, privacy and overview.”

Therefore, as the application is for a change in zoning which recognizes the scale and character of the surrounding existing residential area, the proposal complies with the City of Hamilton Official Plan.

**Crerar Neighbourhood Plan**

The subject lands are designated as “Low Density Apartments” in the Crerar Neighbourhood Plan. Approval of the application would require an amendment to the Crerar Neighbourhood Plan to redesignate the lands as “Medium Density Apartments”. The application will allow for a minor form of intensification on the subject lands in a form that is compatible with the approved land use designation. The “Low Density Apartment” designation typically yields an average of 24 units per gross acre, whereas the proposed density will be 34 units per gross acre.

**RELEVANT CONSULTATION:**

The following Departments and Agencies had no comments or objections:

- Public Works (Traffic Planning).
- Public Works (Strategic and Environmental Planning).
- Corporate Services Department (Budgets and Finance).
- Parking Services.
- Hamilton-Wentworth District School Board.

**Public Consultation**

In accordance with the Public Participation Policy that was approved by Council on May 29, 2003, this application was pre-circulated to 117 property owners within 120 metres of the subject lands. Two written responses were received and are attached as Appendix “D”. Concerns were raised with respect to the height of the buildings, number of units, sidewalks, intersection improvements, the Crerar natural open space area, and housing tenure. These issues have been discussed in more detail in the Analysis/Rationale section of this report.

In accordance with the requirements of the Planning Act, notice of the Public Meeting will be provided to the same property owners and a sign will be posted on the site advising of the Public Meeting date.
CITY STRATEGIC COMMITMENT:

By evaluating the “Triple Bottom Line”, (community, environment, economic implications) we can make choices that create value across all three bottom lines, moving us closer to our vision for a sustainable community, and Provincial interests.

Community Well-Being is enhanced. ☑ Yes □ No
The public are involved in the definition and development of local solutions.

Environmental Well-Being is enhanced. ☑ Yes □ No
Ecological function and the natural heritage system are protected.

Economic Well-Being is enhanced. ☑ Yes □ No
Investment in Hamilton is enhanced and supported.

Does the option you are recommending create value across all three bottom lines? ☑ Yes □ No

Do the options you are recommending make Hamilton a City of choice for high performance public servants? □ Yes ☑ No

:SD
Attachs. (4)
Appendix "A" to Report PED06143 (Page 1 of 1)

Location Map

Subject Property
1301-1315 Upper Wellington Street

Change in Zoning from "JJ" (Restricted Light Industrial) District, Modified to "DE-3" - "H" (Multiple Dwellings-Holding) District, Modified

Ward 7 Keymap

T&C File Name: N:\1T\Location_Maps\2006\January\core\ZAC-06-01.cdr
WHEREAS the City of Hamilton Act, 1999, Statutes of Ontario, 1999 Chap. 14, Sch. C. did incorporate, as of January 1, 2001, the municipality “City of Hamilton”; 

AND WHEREAS the City of Hamilton is the successor to certain area municipalities, including the former municipality known as the “The Corporation of the City of Hamilton” 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 and Official Plans of the former area municipalities and the Official Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;

AND WHEREAS the Council of The Corporation of the City of Hamilton passed Zoning By-law No. 6593 (Hamilton) on the 25th day of July 1950, which by-law was approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS the Council of the City of Hamilton, in adopting Section of Report of the Planning and Economic Development Committee at its meeting held on the day of , 2006, recommended that Zoning By-law No. 6593 (Hamilton), be amended as hereinafter provided;

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of the City of Hamilton enacts as follows:
1. That Sheet No. E-9c of the District Maps, appended to and forming part of By-law No. 6593 (Hamilton), is amended by changing the zoning from the “JJ” (Restricted Light Industrial) District, Modified to the “DE-3” – ‘H’ (Multiple Dwellings - Holding) District, Modified the lands the extent and boundaries of which are shown on a plan hereto annexed as Schedule “A”.

2. That the ‘H’ symbol applicable to the lands referred to in Section 1 shall be removed conditional upon,

   (i) A Record of Site Condition (RSC) which has been acknowledged by the Ministry of Environment to the satisfaction of the City of Hamilton, Director of Development and Real Estate; and,

   (ii) A noise assessment prepared by a qualified professional in accordance with the Ministry of Environment Guidelines to the satisfaction of the City of Hamilton, Director of Development and Real Estate.

City Council may remove the ‘H’ symbol and, thereby give effect to the “DE-3” (Multiple Dwellings) District, Modified as amended by the special requirements of Section 3 as stipulated in this By-law, by enactment of an amending By-law once the above conditions have been fulfilled.

3. That the “DE-3” (Multiple Dwellings) District regulations as contained in Section 10C of Zoning By-law No. 6593, applicable to the subject lands, be modified to include the following special provisions:

   (i) That notwithstanding Section 10C(3)(ii)(b), a Southerly Side Yard having a minimum width of 7.5 metres shall be provided and maintained.

   (ii) That notwithstanding Section 10C(3)(iii)(b), a Rear Yard having a minimum depth of 7.6 metres shall be provided and maintained.

   (iii) That notwithstanding Section 18(8)1, a minimum distance separation of 3.0 metres between buildings shall be provided and maintained.

   (iv) That notwithstanding Section 18A(i)(b), visitor parking shall be provided and maintained at the ratio of 0.23 parking spaces per dwelling unit.

   (v) That not with standing Section 18A(i)(c), no loading spaces shall be required.

4. 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 “DE-3” (Multiple Dwellings) District, Modified provisions, subject to the special requirements referred to in Section 3 of this By-law.
5. That By-law No. 6593 (City of Hamilton) is amended by adding this By-law to Section 19B as Schedule S-1551.

6. The City 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 day of , 2006.

__________________________________  ___________________________
MAYOR                                      CLERK

ZAC-06-01
This is Schedule "A" to By-Law No. 06—

Passed the ................ day of ..................................2006

Clerk

Mayor

Subject Property
1301-1315 Upper Wellington Street

Change in Zoning from "JJ" (Restricted Light Industrial) District, Modified to "DE-3" - 'H' (Multiple Dwellings-Holding) District, Modified

Schedule “A”

Map Forming Part of By-law No. 06-_____
to Amend By-law No. 6593
Letter 1 received:

-----Original Message-----
From: Jonathan Jowett  
Sent: Tuesday, January 24, 2006 5:08 PM  
To: Fabac, Anita  
Subject: file No ZAC-06-01

Hi Ms. Fabac,

Thank you for your recent letter (Jan 18) advising of a request to change 1301 and 1315 Upper Wellington St. Zoning from JJ to DE-3.

As for the proposed stacked condominium townhouse blocks with 171 units, is Toscani Development Ltd. the proposed builder, or just the architect for this proposed new community?

Are these proposed units, a “regular” condominium height (two story properties), or does “stacked” imply that they are actually low level apartment buildings?

Who is able to purchase these proposed units (i.e. is sale of these units open to the general public)?

I am concerned that this population density could put significant strains on the small park located in A and A on the map you provided (just East of JJ/S-705a) As I live next to the park, I notice a massive amount of Trillium flowers bloom each year. There is an abundance of wildlife including rabbits, snakes, a possum, hawks and a resident coyote (and about 300 squirrels). There is old growth forest and rare ferns that grow to 5 feet in height by the end of each summer. There are red Cardinals, Woodpeckers and bright yellow Finches.

What is the City going to do to ensure that our Ontario Provincial flower, and this rare gem in the middle of a huge urban city is not decimated by (171 families assume 1.5 children per family) 250 children running wild each spring over this rare flower as they play in their “backyards” if you will.

Has an environmental assessment been performed by a recognized firm?

I am open to expert opinion, but would not a low level industrial facility such as an environmentally friendly computer manufacturer, or low level office space for some sort of professional firm generate more revenue for City tax coffers then 171 family dwellings?

If this project goes ahead, would Council consider ensuring that the builder of this proposed community pay a fee? The revenue collected from this would be used exclusively to develop proper paths and perhaps natural “fencing” of sorts to ensure that public usage of the park protects its wildlife? Part of this fee would also ensure regular cleaning of the park by the City.

Given the fact that there are already 2 churches and 2 seniors residences in the area, perhaps a third church or a third senior’s residence (or palliative care facility) may better serve the community while preserving this delicate piece of old growth forest with its thousands of trilliums, ferns and who knows what other rare species.

While I am not religiously opposed to a townhome condominium development, I need to know what is being done to protect the delicate environment beside which it is to be built. The City
should not rush to sell this property for high density development just because no “restricted light Industrial” company or representative has proposed to build on it.

I thank you for your attention to my concerns. Please ensure you visit this park this upcoming late May and see for yourself that it is a valuable resource (and could be even better if it was not full of garbage).

Thank you,

Dr. Jonathan Jowett

Letter 2 received:

-----Original Message-----
From: Kitchen, Shirley
Sent: Tuesday, February 07, 2006 10:22 AM
To: Fabac, Anita
Cc: Kitchen, Patrick
Subject: File: ZAC-06-01
Importance: High

Good Morning Anita,
Please find listed below the questions my husband and I have regarding File: ZAC-06-01 for the zoning by-law amendment application for 1301 and 1315 Upper Wellington.

If you have any questions please feel free to contact me.

  o How many stories per building?
  o How many units per stack?
  o Will sidewalks go in on Sirente Dr?
  o Will a stoplight be installed at the intersection of Sirente Dr and Upper Wellington to handle the increased traffic flow?
  o Will the park land remain between our survey on Durrell and this proposed development?
  o If not - what is proposed for this area
  o Is there any plans to remove that trees on this park land?
  o What type of housing is this to be - geared to income - seniors - purchased units or rental?

Thank you.
Patrick & Shirley Kitchen