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**Robicheau, Vanessa**

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**From:** John Parcher  
**Sent:** August 20, 2012 9:36 PM  
**To:** Thomas, Cameron; Powers, Russ; dvcc@dvccinc.ca  
**Subject:** 24 Brock St North Proposed Development  
**Importance:** High

To all,

The proposed development at 24 Brock St North is an over intensification of the property available and is not consistent with the neighbourhood. The forethought of the Dundas City Council clearly identified and zone the property for maximum 3 storey – this being consistent with the neighbourhood. The requested zoning and amendment being sought are not consistent with the current zoning for the property.

The proposed unit will obstruct, and reduce the amount of natural light as currently available – therefore impacting the enjoyment of properties already in the neighbourhood. The rights of the community of the whole to enjoyment cannot be taken away for the individual.

Traffic studies reflected in discussions are not current with changes made to King St, and Park St over the past 3 years. Melville St has become a short cut around traffic lights on King St and stop signs on Park St. On Melville St heading toward Brock St from Sydenham there are 2 stop signs – both at corners adjacent to Dundas Central Public School – otherwise is clear sailing to the Brock St corner at Melville – past Witherspoon Park – a family park.

While infrastructure questions are deflected being that they will all head from 24 Brock St North towards Park St and eventually King St – they do not address the lack of ground water sewer access on Melville St. Melville St currently suffers from ground water run-off from the lands included in and adjacent to the property in question.

The Bruce Trail, and our Escarpment are put forward by the city of Hamilton as treasures to our residents and visitors. Unfortunately the attempt by the developer to show through pictures the lack of impact the proposed building will have are less than accurate. Only favourable angles are shown, nor is the building accurate to the design as proposed. The development location is set directly against the escarpment, and as we all have noted – the requested adjustments to the natural landscape of the escarpment have not been supported or approved by the governing bodies.

It is time for both planning council, and city council to look to the future. Given the current zoning which is for 3 stories; and the future City of Hamilton Plan – this development does not fit with our long term goals. See the value of our neighbourhoods as they exist for what they provide. Intensification is appropriate given the right situation – Intensification in this instance does not benefit the community as a whole – it benefits only the developer.

Best Regards

John Parcher

28/08/2012