

Appendix "C" to Report PED14205 (Page 1 of 4)

May 30, 2014

Roger G. Parliament
260 Governors Road
Dundas, ON L9H 3K3

RECEIVED

JUN 03 2014

RE : Zoning Amendment Application (File No. ZAR – 14 – 017)

I was not aware of this application until I received your notice dated May 20, 2014.

I have no objection to a Day Nursery at the said location (252 Governors Rd, Dundas). I feel that 41 children is excessive.

My comments are as follows:

1. I reside in a house similar in size and shape to the said residence and I have one (1) complete bathroom. My next door neighbour has one complete bathroom plus a toilet and basin in his basement. Assuming that there will be an additional toilet and basin in the said residence and assuming there will be forty (40) children with a ratio of 5 to 1 supervisors it will mean that there will be forty eight people under one roof 5 days a week 6 months of the year plus other days of inclement weather.
The consumption of water alone will be great!!! Be aware there will be a visit from the health dept. of Hamilton because of the water that will be used.
Please do not question my figure of 48 because if the by-law passes we will have no recourse on 40 children being housed in the said residence. Also it will be next to impossible to make a further change to the by-law!
2. Regarding the traffic on Governors Road.
At the present time from 7am or earlier until 9pm or later a motor vehicle passes my front door every 15 seconds and on Sat-Sun and holidays it is every 45 to 60 seconds. If you think this is an exaggeration please feel free to send a qualified person with a stop watch and sit on my front porch and prove my figures to be wrong. They would be welcome anytime of the day, any day of the week. THIS DOES NOT INCLUDE BICYCLES. At the present time there is no parking and no stopping on the boulevard from the traffic light at Creighton Rd. to the traffic light at Highland Secondary School.
Assuming that the parking lot at St. Mark's United Church would be used through the back gate on the said property I know the Church would not be interested in any litigation that might occur from a mishap of any kind. The by-law amendment will require some sort of written release to exclude St. Mark's Church from any legal action whatsoever even if the Church gives written permission to use their parking lot.
When 40 vehicles are entering and leaving 252 twice a day the traffic jam on Governors Rd. will require a police car or some other means of control.

Finally, I could reluctantly live with a maximum of 20 children but I would suggest a figure of 12 to 15 would be ideal.

Sincerely,

Roger Parliament

Lee, Timothy

From: gary taafe <gt
Sent: June-06-14 9:50 AM
To: Lee, Timothy
Subject: File no ZAR-14-017

Dear Sir

I would like to be formally recorded as being opposed to the application for an zoning amendment for the property mentioned in the above file.

The reasons for my opposition are listed as follows:

- (1) The property involved is in a row of single family dwellings, and the insertion of a Day-Care-Centre in this area would be out of character for the surrounding properties.
- (2) The application asks for an accommodation of up to 41 children. The staff required to look after this number of children would require all the existing parking in the existing driveway.
- (3) There is no room at this location for a pick-up or drop-off area which would accommodate the requested number of children in a safe and efficient manner.
- (4) Falling within the normal pick-up and drop-off hours, the traffic on Governors Road would make it prohibitive if not outright impossible to access this lot as there is no suitable parking area for the embarkation of children and the exit of vehicles from said lot. To substantiate my objection I only need to recall the occasion of an open house held at the location on a Sunday afternoon when traffic flow is less, and there was a serious accident requiring the response of several police officers, when a vehicle trying to back out of the property was involved in an accident.
- (5) I also wonder if the location has been inspected to insure that all current requirements for a Day-Care Centre of this size have been met.

Yours truly

June 9, 2014

Timothy Lee, City of Hamilton
Planning and Economic Development Department
Development Planning, Heritage and Design – West Section
71 Main Street West, 5th Floor
Hamilton, Ontario
L8P 4Y5

Re: Zoning By-law Amendment Application (File No. ZAR-14-017)

Dear Mr. Lee:

We live next door to 252 Governor's Road, whose owners have applied for a zoning amendment to allow them to operate a daycare business for up to 41 children at said address.

We are **strongly** opposed to the rezoning of this residential property that is situated in the middle of a row of six houses that have been zoned residential since they were built in 1967. We purchased our home 28 years ago and since that time have invested significant time effort and resources into the property and an addition to the original house with a view to staying in this home in a residential neighbourhood. I am a shift worker and my wife a college professor who is home during the summer months. We currently enjoy our quiet serene back yard, especially during the summer months and I suspect that as weather permits, 41 children and the staff would frequently be using their backyard as a play area. We would never have intentionally purchased a home adjacent to this proposed type of a setting nor do we believe as lifetime residents of this community that we should have to relocate after 28 years.

We also believe strongly that having a business next door will significantly affect the value and/or saleability of our property. Our house and property is our single largest investment and as we approach our retirement years we want to make sure our home holds it's maximum value.

Running a day care business that will allow up to 41 children, would require parents and staff to be coming and going on an increasingly

busy street where students are walking to and from three schools, school buses are prevalent and EMS and fire trucks are often going in out of the Georgian Retirement home whose driveway is directly across the street from 252 Governors Road. Safety will be an issue!

We appreciate the opportunity to have input into this and look forward to receiving a copy of the staff report prior to the public meeting.

Sincerely,

B. Lockhart and C Monaco
254 Governors Road
Dundas, Ontario
L9H 3K3

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