

From: Angela Todoruck [Staff] [REDACTED]  
Sent: February-26-15 2:19 PM  
To: Clackett, Robert  
Subject: ZAC-15-007 zoning By-Law Amendment for lands located at 449 Stone church Rd west, hamilton

February, 26th, 2015

Dear Robert,

We have owned and resided in unit 20 at 445 Stone Church Road West for the past 12 years. We have many concerns with the proposed construction of a three and a half story building behind our unit at 449 Stone Church.

We strongly object to having twelve Maisonettes go up directly behind our unit for several reasons. There will be no privacy as the building will be directly in our backyard. Parking and increased traffic will be a major issue as it is for our condos at 445 Stone Church. The property value of our condos are likely to decrease drastically with the lack of privacy, green space and overcrowding in the quiet neighbourhood. In our area there are no other tall buildings and it would look and feel out of place.

We would appreciate being kept up to date on this Zoning by-law amendment application (ZAC-15-007).

Thank you,

Angie Todoruck & David Janus  
Unit#20  
445 Stone Church rd west  
[REDACTED]

From: [REDACTED]  
Sent: February-10-15 4:33 PM  
To: Clackett, Robert; Whitehead, Terry  
Subject: File ZAC-15-007, 449 Stonechurch Road West

Robert,

I am writing you on behalf of my in laws [REDACTED] who reside at 451 Stonechurch Road West, the property right beside 449 Stonechurch, where there is an application by 1794784 Ontario Inc. for a zoning bylaw amendment, file ZAC-15-007.

There are opposed to the zoning change and would like further clarification regarding the proposed rezoning. The proposed development and density of use is not in keeping with the existing character of the neighbourhood. The zoning change will have a negative impact on the abutting properties given the proposed scale of building and density.

Further information is required related to building elevations, building outlines, location of parking, access arrangements and grading. There is a considerable slope to the property, how will stormwater management be dealt with to ensure no flooding of 451 Stonechurch given its lower elevation and the increase in impervious area. Will there be retaining walls along the west side of the property?

The driveway to this property directly adjacent to the 451 Stonechurch and given the distance to the Garth/Stonechurch intersection, traffic will queue back into the westbound through lanes when vehicles are making a left into the property. There has been a number of accidents right at this location over the years due to this very issue.

The developer has had no contact with the abutting landowners to review the impacts of the zoning change or to understand their concerns. The lack of public engagement and consultation is quite concerning given the magnitude of the change.

We would request that a meeting be arranged prior to the Public Meeting to provide additional information to the landowners to the west of the property. A copy of the proposed conceptional plans for the developed is also requested to further review the application and submission. Further comments may be forthcoming based on that review.

Please confirm receipt of this email and please remove all personal contact information (phone number, email address) from any public records.

Thanks

[REDACTED]  
On behalf of the owners at 451 Stonechurch Road West

From: J GOSGNACH [REDACTED]  
Sent: February-12-15 5:02 PM  
To: Clackett, Robert  
Subject: Zoning By-Law Amendment Application ZAC-15-007

Dear Sir,

I am writing to you regarding Zoning By-Law Amendment Application ZAC-15-007 for land located at 449 Stone Church Road West in Hamilton.

As a homeowner living directly adjacent to the site, I am opposed to the proposal to build twelve townhouse units on a property that currently has a single-family detached home with a side-driveway. It is incompatible with the established character of the neighbourhood and it represents over-intensification.

In my estimation, the primary issues concerning the proposed development are related to the loss of privacy, views, spacing and openness. There is also the potential for the loss of sunlight due to the proposed three and a half storey configuration. I suspect that there will also be issues related to access, traffic, parking and noise.

Ultimately, I am very concerned about the negative effect on neighbourhood property values as a result of the increased density.

Thank you for the opportunity to submit my concerns. Please notify me when a final decision is made by the City of Hamilton.

John Gosgnach  
25-445 Stone Church Rd W  
Hamilton ON L9B 2L5

Unit 21-445 Stone Church Road West  
Hamilton, Ontario L9B 2L5  
Tel: [REDACTED]  
Email: [REDACTED]

February 11, 2015

Re: ZAC-15-007 Zoning By-Law Amendment for lands located at 449 Stone Church Rd West, Hamilton

To Whom It May Concern,

I have owned and lived at Unit 21 445 Stone Church Road West, Hamilton for 12 years and will be greatly affected by the proposed construction of a three and a half storey building directly behind my unit.

I vehemently object to having such a large building constructed directly behind my house.

I do not want to face into a building at such close proximity every time I look out my windows. I currently have a beautiful unobstructed view of trees (see attached pictures) which will be destroyed by such a building, not only will I lose this view, I am positive that any sunlight will be obstructed. Having a good view is a selling feature of any house and I will lose such an advantage. Plus destroying trees in this day and age of trying to save green space is a tragedy.

I do not want to have people able to see directly into my house either from their windows or from the proposed roof top terrace. I will no longer have any of the privacy which I currently have. My living room, family room and one of my bedrooms are all West facing.

I believe that having such a building in this location will create traffic problems on Stone Church Road, which is a very busy road and intersection at Garth St. Cars entering or exiting this proposed building will create issues. I also believe that there will be parking issues. It is mentioned that there will be 18 parking spots for 12 townhouses. As you are aware, most families have more than one car, where will the other cars be parked? I am sure that there will also be noise issues with cars coming and going.

Another concern that I have is the affect that this building will have on the value of my property. At present I do not know whether these townhouses will be for purchase or rent and what people demographic they are being built for.

The surrounding neighbourhood does not have any such high buildings in the vicinity and it will be an eyesore.

Yours sincerely,



Jeanette McGinty

Robert Clackett

February 12, 2015

Planning and Economic Development Department  
Development Planning, Heritage and Design - [Team] Team  
71 Main Street West, 5th Floor, Hamilton, ON, L8P 4Y5  
E-Mail: Robert.Clackett@hamilton.ca

Dear Robert Clackett,

File: ZAC-15-007 -Zoning By-law Amendment -449 Stone Church Road West, Hamilton

I am located at 445 unit 19, Stone Church Road West, directly beside the property in question. I have lived here for 23 years. The pleasant residential environment was a major factor in purchasing this home in 1992. I have major concerns and objections to cramming this twelve townhouses (Maisonettes) into the property at 449 Stone Church Road. The 449 Stone Church Road property appears about 1/4 size of the 445 Stone Church Road property where I live and there are only twenty-five units on this property!

Areas of concern and objections:

**PARKING** - At 445 Stone Church, we have 25 townhouse units with a garage, a driveway each, plus extra parking for 10 guests, totalling 55 parking spaces. There has always been an issue of not enough spaces for cars. Some units have had 4-5 cars and some have been forced to park on residential streets. Over the years, the police have had to be called due to cars parked on our road way, which is a fire route. How does this property owner expect 18 parking spaces to be adequate for 12 units when we struggle with 55 parking spaces for 25 units? The residential streets are going to suffer with extra traffic and more cars parked on their streets.

**GREEN/PLAY AREA** - The City of Hamilton has always been aware of 'space required' for healthy and less problems in residential areas. Townhouses (Maisonettes) usually means families. Where are the children from these 12 units expected to play outside? Is this what the 'roof top terrace' is for? Our townhouse complex has worked diligently over the years to retain our grassed area for children and families to enjoy during all seasons. There are several Townhouse properties in this area and they all have adequate green space for families to enjoy. This trends should not be changed and it would be a disgrace for this property owner and the City of Hamilton to expect all these families to exist cohesively in this crowed area. Overcrowding develops into slums!

**PROPERTY VALUES** - Real estate values in this area will be lowered with the overcrowding of so many three story townhouses on this small piece of property. Living at 445 # 19, I am part of a row of seven units (19-25) with the backs facing west, that will be blocked off by this three and a half storey building. This will be the end of our ability to enjoying the sun, any privacy and pleasant views from our back balconies and yards. Overcrowding and lack of privacy for our homes will certainly be an issue with this tall building located so close to our property! There are six more townhouse units (13-18) that are part of 445 complex that face north and this huge building will replace their view of trees

and greenery. All of these negatives of overcrowding, a building that is too tall for this area will certainly lower the housing values in this area!

I would appreciate being kept informed on this Zoning by-law Amendment Application (ZAC-15-007)

Thank you,

Mary Clairmont

19-445 Stone Church Road West

Hamilton, Ontario

L9B 2L5

phone: [REDACTED]

email: [REDACTED]

cc: Councillor Terry Whitehead, Ward 8

email: Terry.Whitehead@hamilton.ca

From: [REDACTED]  
Sent: February-25-15 2:57 PM  
To: Clackett, Robert  
Subject: In regards to the condominium

This [REDACTED], Unit 23 445 Stonechurch Road West, Phone number [REDACTED]  
[REDACTED]

The reason we are declining the authorization of the condominium being built is because the traffic of our area is bad enough and the same goes for the parking in our complex. it is almost impossible to find parking and if the condominium were being built people would abuse the parking in out area. so with all due respect we decline and do not want the condominium built.

We also wish out names to be private in the public records.

From: mary ridler [REDACTED]  
Sent: February-23-15 5:59 PM  
To: Clackett, Robert  
Subject: by jaw zac-15-007

I think it is poor planning to put so many town houses on this property  
.One entrance onto the very busy divided Stone Church Rd. so close to  
Garth St.....Mary Ridler 33 McIntosh Ave.



From: [REDACTED]  
Sent: February-13-15 9:18 PM  
To: Clackett, Robert  
Subject: File: ZAC-15-007

Dear Mr. Clackett

In response to a letter from Tami Kitay, dated February 5, 2015 by which we have been advised of an application to re-zone the property at 449 Stone Church Road West, Hamilton from "B" to "DE-3", please accept this email as our written notification of concerns.

We are the residents at 453 Stone Church Rd. W., and have been for almost 30 years. In this time we have seen many changes to the neighbourhood, some good, some not so good. We are specifically concerned with the application to re-zone the property at 449 Stone Church Road West for a number of reasons. The property is currently a single family dwelling on a larger piece of property that is surrounded on 2 sides by townhouses. The application is to re-zone the property to allow 12 3/12 story units.

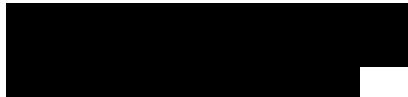
Our concerns are as follows:

- 1) The property at 449 is considerably higher in elevation than our property, so adding a 3 1/2 story unit (with only partial below grade parking) and a roof top terrace will completely eliminate any privacy we have on our property. We have had to plant spruce trees at the back of our property to try and regain some of our privacy from the units that were built behind us, and it has taken many years for them to grow tall enough to provide just a small amount of privacy.
- 2) Having a 3 1/2 story structure only 2 lots over will virtually eliminate any sun in our back garden from the east until the heat of the day.
- 3) If we take into consideration the additional noise that was created when the units were put up on Garth (at Stone Church) and from the units directly behind our house, the additional noise from 12 more units will likely be even more significant, and with the units being so close it will feel like our neighbours are in our back yard.
- 4) Putting 12 units on a property that was formerly a single family dwelling, seems like a significant overdevelopment of the site.
- 5) I am seriously concerned with the potentially adverse effect on the safety and convenience of road use. Stone Church is a busy road and it is often difficult to get out of my driveway in the morning, and back into the driveway from the turn lane in the evening. Having 12 more vehicles going in and out on to Stone Church (particularly if they are westbound) is a very serious concern.
- 6) We are concerned with the adverse effect this will have on the value of our property, as well as what it will do to our ability to re-sell our house.

7) Lastly, by allowing another 12 units to replace a single family dwelling, this will considerably alter the character of our neighbourhood.

We respectfully request that you give this application very serious consideration as we are very opposed to this application for re-zoning. If they wanted to add a semi-detached home, that would be one thing, but a 3 ½ story, 12 unit building seems unnecessary - as if the developers of the property are only interested in how much money they can squeeze out of it.

With kind regards,

A large black rectangular redaction box covering the signature area.A small black rectangular redaction box covering a line of text, likely an address.

WE EXPRESSLY REQUEST THE CITY REMOVE OUR PERSONAL INFORMATION FROM THIS DOCUMENT FOR PUBLIC RECORD AND THE CITY'S WEBSITE.

From: Susan Hanna [REDACTED]  
Sent: February-25-15 1:21 PM  
To: Clackett, Robert  
Subject: Rezoning

Dear Mr.Clackett,

This letter has been written to express my concern and displeasure over the application to redone (File numberZAC-15-007). This property has been zoned as B . It has been proposed to change that to DE-3. This change has been proposed in an area that has seen a doubling of traffic on Stonechurch and Garth. Not only is it much busier but the traffic often speeds along these routes. It has been very difficult for me as a resident to enter the stream of traffic on any given day. I am concerned that the parking spaces allotted for this dwelling are quite inadequate. This is based on my experience as a resident at 445 Stonechurch Rd West. Most families now have two or more cars and the parking can be a very contentious issue which is not easily remedied. Previously when buildings have been constructed near this location , there have been an influx of rodents. While this may appear to be a trivial issue, homeowners find it very stressful. My final concern is for my neighbours who will have their backyards obstructed by a larger building. The lack of privacy, increased noise and traffic in an already noisy neighbourhood is unacceptable. Please notify me of the public meeting. My address is 4-445 Stonechurch Rd . W Hamilton, On L9B2L5.

Sincerely, Susan Hanna

February 26, 2015

Robert Clackett, City of Hamilton  
Planning and Economic Development Dept.  
Development Planning, Heritage and Design Team  
71 Main Street West, 5th Floor  
Hamilton, Ontario L8P 4Y5

Dear Mr. Clackett:

Re: Zoning Application 1794784 Ontario Inc.  
(449 Stone Church Road West)


As 11 year residents of #6-445 Stone Church Road West, we have serious concerns about the proposed three and half storey building for 449 Stone Church Road West. Our corporation is directly beside this property and we feel will be greatly affected in many negative ways.

Among our concerns are the lose of privacy and sunshine especially for our neighbours in Units 19 thru 25, adding more traffic to an already very busy intersection of Garth and Stone Church Road West, and parking issues. We experience parking problems in this corporation with each of the 25 units having a garage and driveway as well as 10 visitor spaces. Only supplying 18 spots for 12 units will surely cause parking overload on neighbouring streets as well as visitor parking violations in our complex.

We would greatly appreciate being kept informed about this Zoning application.

Sincerely,

Steve and Lesley Stukas  
Unit 6  
445 Stone Church Road West  
Hamilton, Ontario L9B 2L5



445 Stone Church Rd. W. Unit 1  
Hamilton, Ont. L9B2L5  
February 26, 2015.

Planning and Economic Development Department  
71 Main Street West, 5th Floor  
Hamilton, Ontario  
Canada L8P4Y5

Dear Sir / Madam

My husband and I are writing  
in response to your NOTICE OF COMPLETE APPLICATION  
and PRELIMINARY CIRCULATION for an APPLICATION by  
1794784 ONTARIO INC. for a Zoning By-Law AMENDMENT  
for LANDS LOCATED at 449 STONE CHURCH RD. W. HAMILTON, O.

We are most concerned about the increase  
in traffic noise in our neighbourhood, and the effect  
it will have on the value of our property and everyone  
else in our complex. It will also create an infrastructure  
overload, ground-water runoff, particularly behind  
Units 19-25. We are worried about VISITOR PARKING  
VIOLATIONS as well, as this is already an existing problem.  
Hope this can be resolved soon.

Thanking you,  
Jean & Tony Cummings

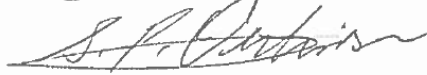
Robert Clackett  
Planning and Economic Development Department  
Development Planning Heritage Design - Team  
71 Main St. West, 5th Floor, Hamilton, On. L8P, 4Y5,

Dear Sir:  
Re- File: ZAC-15-007- Development Planning-Heritage and Design Team  
Re- 449 Stonechurch Road West

I live at 445 Stonechurch Rd. W. Unit 17.  
I am an original owner who moved here in March, 1987.  
This was a beautiful area with lots of trees, pleasant  
views, lots of greenspace, privacy, across the road from  
the spacious Reservoir Park,  
Mohawk Road & Stonechurch Road were not as busy as they  
are today.

I believe that building a Townhouse Complex this design will;

1. Create major traffic problems, Mohawk & Stonechurch Rds.
2. Create pollution in area, especially GAS FUMES in Yards  
of Units 19-25.
3. New Complex will cast shadow on our property
4. Will eliminate many trees & greenery.
5. Create ground water runoff.

Sincerely  
  
S.P. DICKINSON

Unit # 17  
445 Stonechurch Rd W  
Hamilton, On. L9B, 2L5,

Mrs. Stephanie Logan  
11-445 Stone Church Road West  
Hamilton, ON  
L9B 2L5

February 25, 2015

Robert Clackett  
City of Hamilton  
Planning and Economic Development Department  
71 Main Street West, 5<sup>th</sup> Floor  
Hamilton, ON L8P 4Y5  
Fax: 905-546-4202  
Email: [Robert.Clackett@hamilton.ca](mailto:Robert.Clackett@hamilton.ca)

Re: Wentworth Condominium Corporation No. 117  
Opposition to City Zoning Application 1794784  
RE: 449 Stone Church Road West

Dear Mr. Clackett:

Please be advised that I am strongly opposing the city zoning application 1794784 ONTARIO INC. I have been a resident at 445 Stone Church Road West for 25 years. During this time, I have observed a constant shortage of parking spaces within the complex. The proposed building at 449 Stone Church Road West will not have nearly enough parking available for the tenants, their family members and what about any visitors to this address?

The following are more reasons that I am opposed: the proposed building will block the sunlight for the units directly beside; it will decrease privacy in those units; it will increase the volume of traffic at this already busy intersection of Garth and Stone Church; it will require increased monitoring of the visitors' parking spaces at 445; and the beauty of the green space at 449 will be butchered.

Sincerely,



Stephanie Logan,  


471 Stone Church Rd. W.  
Hamilton, ON L9B 1R7

Feb. 20, 2015

Re: ZAC-15-007

RECEIVED  
FEB 24 2015

Dear Mr. Robert Clackett

We are writing this letter to voice our opposition to an Application by 1794784 Ontario Inc. for a zoning By-law Amendment for Lands located at 449 Stone Church Road West, Hamilton. We have lived at 471 Stone Church Road West for 56½ years. Our lot is 100 ft. by 143 ft. and is exactly the same size lot as 449 Stone Church Rd. West. We do not comprehend how 12 maisonettes, parking for 18 cars and an entrance and exit could be built on this size lot.

It is our opinion that this proposal will cause more traffic problems at the busy intersection of Stone Church Rd. W. and Garth St. The traffic will definitely increase as there could be as many as 24 cars entering and exiting the complex as many families have more than one car.

There will also be parking issues as there is parking for only 18 cars. Where will the other cars park?

The elevation of this building is also questioned. Why is a roof top terrace on the top level required? Is this because the residents will have no room to pursue any activities on the ground level? There definitely will be an infringement on our privacy because of this elevation. Flooding



could also be an issue with the elevation of this proposal. Will the present sewer and water drainage systems be adequate enough to accomodate this increased flow of sewage and water? When the townhouses were built at a higher elevation behind our property, our neighbours at 463 Stone Church Rd St. and we experienced flooding. The drainage at the back of our lots was lower than the storm drain on Garth St. We had to pay for the installation of a large drainage pipe - 150 feet in length - from the back to the front of our properties. Thus, we have great concerns for a re-occurrence of more flooding.

The addition of these proposed townhouse units will definitely play a role in the lowering of the value of our home and property.

We oppose the rezoning of the lands at 449 Stone Church Rd. West from "B" to "DE-3".

Yours truly,  
Patrick Wilson  
Jacqueline Wilson

To: Robert Clackett

city of Hamilton  
71 Main Street West

From: Gordon Hazelwood  
Unit 22 445 stonechurch road west

As an owner and Board Member I am apposed of the zoning application by 1794784 Ontario inc..

Our yards that will face the building have been plagued with flooding (photos to prove it) and believe this will lead to further flooding.

Also concerned about the shadow it will cast being so close to the units. We can not grow much there now, but if this is allowed to be in place we will have nothing there but dirt.....

The traffic is so bad on stone church that when trying to exit can take up to 5-10 min, do to there is really only one lane, the other two lanes left and right are for turning only.

I also believe that without proper Visitor parking we will have to deal with there visitor parking on are property, in are visitors parking spots located right on stone church.

I also like to point out that all 25 units have wood burning fireplaces, and believe this would be harmful for roof top terrace breathing in whatever the units are burning at the time.

The rooftop terrace will also be dumping garbage over and not to mention the snow that will be shoveled of the rooftop terrace and more flooding.

p.s. I belive that we did not get the letter 15 days after they applied for the zoning application??  
**If you can provided me with a date of the application so I can comfirm, if not I will ask that 1794784 Ontario Inc. be resubmitted.....**

Gordon Hazelwood

From: Gordon [REDACTED]  
Sent: February-20-15 4:39 PM  
To: Clackett, Robert  
Cc: 'Carolina Castro'; 'Colin Bullock'  
Subject: FW: concerns about zoning application for 1794784 Ontario Inc.  
Attachments: zoning letter.pdf

Importance: High

Follow Up Flag: Follow up  
Flag Status: Completed

Funny you not around till the 24th to answer questions??

I would also like to request:

- 1) Shadow Study
- 2) Urban Design Brief
- 3) Functional Servicing Report
- 4) Traffic Impact Study
- 5) Site plan
- 6) design drawings
- 7) north, south, east elevations
- 8) date of application

Gordon Hazelwood  
Crush Media  
[REDACTED]  
[REDACTED]

\*\*WE WILL NOT BE UNDERSOLD, BEAT BY UP TO 10%\*\*  
Some restrictions apply

From: Gordon [REDACTED]  
Sent: Wednesday, February 18, 2015 5:47 PM  
To: 'Robert.Clackett@hamilton.ca'  
Subject: concerns about zoning application for 1794784 Ontario Inc.

Gordon Hazelwood  
Crush Media  
[REDACTED]  
[REDACTED]

\*\*WE WILL NOT BE UNDERSOLD, BEAT BY UP TO 10%\*\*  
Some restrictions apply

From: Gordon [REDACTED]  
Sent: February-20-15 4:54 PM  
To: 'Gordon'; Clackett, Robert  
Cc: 'Carolina Castro'; 'Colin Bullock'  
Subject: RE: concerns about zoning application for 1794784 Ontario Inc.

Importance: High

Follow Up Flag: Follow up  
Flag Status: Completed

oops!

forgot a few more:

wind study  
Noise study  
Visual Impact

From: Gordon [REDACTED]  
Sent: Friday, February 20, 2015 4:39 PM  
To: 'Robert.Clackett@hamilton.ca'  
Cc: 'Carolina Castro'; 'Colin Bullock'  
Subject: FW: concerns about zoning application for 1794784 Ontario Inc.  
Importance: High

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- 7) north, south, east elevations
- 8) date of application

Gordon Hazelwood  
Crush Media  
[REDACTED]  
[REDACTED]

**\*\*WE WILL NOT BE UNDERSOLD, BEAT BY UP TO 10%\*\***  
Some restrictions apply

From: Gordon [REDACTED]  
Sent: Wednesday, February 18, 2015 5:47 PM

To: 'Robert.Clackett@hamilton.ca'

Subject: concerns about zoning application for 1794784 Ontario Inc.

Gordon Hazelwood

Crush Media

  
\*\*WE WILL NOT BE UNDERSOLD, BEAT BY UP TO 10%\*\*

Some restrictions apply

7 McIntosh Ave  
Hamilton, nOt  
L9B 1J3

February 21, 2015

City of Hamilton  
Planning & Economic Development Dept.  
71 Main Street West, 5th Floor  
Hamilton, Ontario, L8P 4Y5

Attention – Robert Clackett

RE: **ZAC-15-007 Zoning ByLaw Amendment**  
**449 Stone Church Road West**

I would really appreciate someone at the City of Hamilton explaining to me, and the surround community, how and why they would ever consider allowing the re-zoning of a residential lot to a multiple "DE3 Multiple Dwelling" property.

I understand that it is a large city lot, I believe approx. 100' wide x 150' deep, but to allow the construction of a (12) unit townhouse unit.

When and where has any department of the City of Hamilton reviewed the infrastructure in this area, at what point are the services overloaded. Items such as

1. Sewers, both storm and sanity sewers. I know for a fact that there has been issues of basement flooding due to back up of storm sewer. With the construction of this new townhouse complex, the natural grass area will be turned into almost 100% hard surfaces. Where do you anticipate all the rain water run off is going? Will the builder/property owner be required to design holding ponds into that property? The property in questions is already higher than adjacent existing houses, what are the chances that these properties will be flooded due to runoff from the new construction? I understand that this has already been the case many years ago when the town houses were built directly behind this property. What safeguards or designs are going be implemented on this project?
2. You would not believe the number of times that I have personally been out in the middle of a heavy summer rainfall to clear off the catch basin covers due to high volume of run off. It has been so bad that the whole road has been covered in water. At least 1" at the center of the road to overflowing the curbs. Then you have the idiots that drive through this water a 50 km/h and watch a spray of water go 10' in the air and about 20' wide. So now you add more hard surfaces uphill from these catch basins, how is this being considered into the design? When is

something going to be done about this present condition, never mind future conditions?

3. What about traffic issues, since there are (18) cars coming from this property, that is approx. 150' from the stop lights at Garth and Stone Church, has this or will it be reviewed? What restrictions will be introduced for entering and exiting the property, since there is already an issue the existing townhouses at the corner
4. I am trying to write this letter for the community, but personally my biggest issue is parking. Although you may think that (18) parking spaces for (12) units is sufficient, however I greatly disagree. Nowadays, each household has at least (2) cars each, that is (6) more than you have allowed in this new development. Where do these people park their extra cars? I tell you, on McIntosh Ave. Even with the present townhouses on the north side of Stone Church, I already have issues with cars parked in front of my house. It is a common occurrence to have (10) cars parked on McIntosh Ave from tenants in the existing townhouses. Now you are going to allow more??? It is already an issue of safety backing out of my driveway, with cars speedy from the top of McIntosh to Stone Church. Never mind the issues of accessibility during the winter months, such as we are presently experiencing. Snow plowing is another issue that that is a result of the parking.
5. I can appreciate that a developer wants to purchase this lot and build homes in order to generate some profit. But I feel that this developer does not care about the neighbours, he just wants to stuff his pockets with as much cash as he can. Especially since he is not living in the neighborhood. He needs to cut back in a large way, maybe (2) houses or semi-detached houses, NOT (12)

I am sending this letter initially on behalf of my wife and I, however I will be asking other neighbors to support my views and express their own concerns.

I would hope that Councillor Terry Whitehead can understand my concerns and back me up, since he lives on McIntosh Ave, he must see it first hand himself on a regular basis.

Please advise when there will be a meeting of the community to allow all to express their concerns and discuss the issue further. Presently the billboard in front of this house indicates that the meeting will be "to be determined". Any for the working people of this neighborhood, why is the meeting be held at 9:30 am, while we are working. In other words, if I want to be present for this meeting, I have to take personal time from work, how is that fair to the neighbors/

Thanks

Yours truly

David Bellingham  
cc. Tami Kitay  
cc. Terry Whitehead

From: Ruth Morehouse [REDACTED]  
Sent: March-18-15 10:07 PM  
To: Clackett, Robert  
Subject: ZAC-15-007, 449 Stone Church Rd. W.

Dear Mr. Clackett:

Can you please provide me with information regarding this property and the re-zoning application so far.

The sign stated "Public Meeting to be announced". Is there any date set yet?

This was my mother's home. She passed away in April 2013. I know the neighbourhood and neighbours well. I have concerns about how this would effect the neighbours and the safety and well being of people in this area, in a negative way if the proposed plan and rezoning was to be approved. It is a dangerous place for a driveway and any increase to traffic using a driveway there would make it even more so. I know the neighbour directly to the west side has been hit twice while stopped in the turn lane in the centre of Stone Church Rd. W., waiting to turn left into their driveway. 449 Stone Church Rd. W. is even closer to the main intersection with Garth St.

I was born in 1960 and grew up in this home. I have watched the development of this area since that time. In fact my parents once owned from Garth St. to McIntosh Ave. along Stone Church Rd. W. (which they purchased from the farmer who owned the orchard that stretched to Rymal Rd., who put in McIntosh Ave. and who had rented the extra house on their farm to my parents.) That is some history. The neighbours care for and watch out for each other. They always have. Some are long term neighbours and had always taken extra care of my mom, who was a senior living alone until age 89. Taking care of her sidewalk, driveway (for free), bringing her meals, and so much more. This proposed development would negatively effect all of the neighbours and I believe it would be terribly unfair to them. When purchasing in this area, they never expected anything like the proposed development to be built beside them, or close by. This is the concern that I have. I believe they may have renting to students in mind, or sale to investors for renting to students, which would certainly effect this area negatively, with noise, garbage, poorly maintained property, etc.

Sincerely,

Ruth Morehouse,

Sales Representative  
Royal LePage G. Bruce MacDonald Real Estate, Brokerage  
245 Argyle Street South  
Caledonia, ON N3W 1K7

[REDACTED]

[REDACTED]



**PLANNING and Economic Development Department**

**Development Planning, Heritage and Design**

**71 Main Street West, 5<sup>th</sup> Floor, Hamilton on L8P 4Y5**

RECEIVED

FEB 27 2015

**Mr. Robert Clackett:**

**FILE: zac-15-007**

Notice of Complete Application and Preliminary Circulation for an Application by 1794784 Ontario Inc. for a Zoning By-Law Amendment for Lands Located at 449 Stone Church Road West, Hamilton.

Zoning By-law Amendment (File No. ZAC-15-007)

PURPOSE TO RESONE the property from "B" (Suburban Agriculture and Residential, etc. to "DE-3 (Multiple Dwellings) to permit the development of a Three and a Half Storey Building consisting of Twelve back to back Townhouse units (MAISONETTES) with Eighteen parking spaces located within the lower level parking structure, Partially Below Grade. In addition to the AT grade amenity space, a Roof Top Terrace on the Third Level.

Concerns at this time:

- 1/ The area is NOW Overgrown with Townhouses (condos).  
Townhouses on the North side of Stone Church road, same on the South West corner of Stone Church and Garth Street (backing onto the proposed units in Question at 449).  
Townhouses butting to the proposed units and also directly South of 449,451,453,463 and butting up to the lands mentioned now in place.
- 2/ Homes located west of 449 are greatly affected by water run of (heavy rains, accumulated Snow build up from plowing drive ways to units behind and the run off of units directly South of 451, 453, 463, 471 and the units at 1420, 1440 (marked DE/S-207).  
Homes on McIntosh Ave No. 11, 15, 21 also drain to the North and subsequently to the East along the low area behind 471, 463, 453 and 451.
- 3/ When the units 1420 and 1440 where built they discovered that they could not hook up a Storm drain line to Garth street mainly because when the sewers and storm drains came as far as Stone Church and Garth from the North to south they raised them to a higher Elevation at the intersection proceeding south from Stone Church Road. This required a Agreement with the land owners at 463 and 471 who had installed a metal storm drain to eliminate the flooding of their back yards (in some cases up to the homes)  
This metal storm drain runs north to south and is presently hook up to the storm drain System at the road (Stone Church) this came about in 1973 with the city engineering, The Alderman, James McDonald and the builders of the units. This is on record at city hall.

→ OVER

Pg/2

4/ The three story with a terrace on the top looking directly into the back yards of 451,453, 463 and 471 Stone Church Road. So much for the privacy all have enjoyed over the years. The sun will be less for a considerable time in the mornings with this three elevated unit.

5/ With the proposed 12 more units proposed at 449 Stone Church Road the snow will be plowed to the south of the property and build up over the winter and then melt in the spring adding more water run off to this lower area  
As it stands now the run off is not as much from the address (449) with the single family home.

6/ It is obvious that there will be two driveway entrances needed to access each side of the property to allow residents to come and go from their units onto Stone Church Road. The amount of cars and people who will be living in these units will increase traffic, effect risk of pedestrian mishaps.

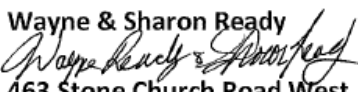

Proposed type of structures for the land at 449:

In keeping with the area all along the south side of Stone Church Road and on McIntosh Ave and all areas (B-2) and (D/S-198) single of double homes.

One single family home along with a double home, one floor structure, like all others along the Stone Church corridor would be recommended for use of the lands at 449 Stone Church Road to us at this time.

The bottom line is:

We are TOTALLY Objecting to the proposed change from "B" (Suburban Agriculture and Residential, etc.) to DE-3 (Multiple Dwellings) for a Three and a half storey building on the lands at 449 Stone Church Road West, Hamilton.

Wayne & Sharon Ready  
  
463 Stone Church Road West,  
Hamilton, Ontario  
Canada. L9B 1R7  


February 24, 2015.