

A. J. Lakatos Planning Consultant
Land Use Planning and Design www.andrewjlakatos.com



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SIGNING IN SHEET

449 STONE CHURCH ROAD WEST, HAMILTON – May 20, 2015 Information Meeting

Name

Address

MARK MC GINTY	21-445 STONE CHURCH RD W HAMILTON, ON.
WAYNE & SHARON READY	463 Stone Church Rd. W. Hamilton
Rick & Felina Brydges	451 Stonechurch W.
PAUL & COLLEEN WHITSON	453 STONECHURCH RD W.
Donna Anna	445 Stone Church Rd W
S. Logan	11 - 445 Stone Church Rd W.
Peter Jackie Halton	471 Stone Church Rd W
Dee-Dee Bellington	7. McIntosh Ave.
Mary Ridler	33 McIntosh Ave
Janice Brown	" " "
Stephanie Ammenhold	35 McWiven Rd, Ancaster
Angie Ammenhold	250 Main St. W. Hamilton
Josha Smith	8-445 Stone Church Rd W
Garden Harewood	22-445 Stone Church Rd W.
MARY CLAIR MORT	19-445 STONE CH W #19

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COMMENT SHEET**449 STONE CHURCH ROAD WEST, HAMILTON – 12 Unit Townhouse Development**

With the resurgence the downtown core
it is great to see the same happening
on the mountain. The spallucci development
close by is quite expensive. These units
will be ~~more~~ ^{less} expensive and affordable. The
issue with traffic is a temporary problem. Infill
is what the city needs. The architect and
building developer knew alot about the building
and were able to answer the questions in a
very informative way. With any new development
there will be some angry residents but the
good will out weigh the bad in the long run.
I think this is a positive development for the
area. If this particular development does not get
approved another developer will try.

Name:

Address:

Date:

05/20/15

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COMMENT SHEET**449 STONE CHURCH ROAD WEST, HAMILTON – 12 Unit Townhouse Development**

As I do not back onto this property
 my major concern relates to the
 increased traffic in the area. My children
~~the~~ walk to school along Stone Church
 and it can be quite dangerous and increasing
 this will just make things worse. Also I
 have heard ~~rumor~~ of a possible second
 access through the condo corp to the
 rear and that, to me, is unacceptable (if it
 is true) there is already an issue with
 people cutting through the condo to skip the
 light at Stone Church we cannot handle
 more traffic through the condo. And the greenspace
 in that small area is all we have.

Name:Address:Date:

Josh Smith

8-445 Stone Church Rd W
Hamilton ON

May 20/15

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COMMENT SHEET**449 STONE CHURCH ROAD WEST, HAMILTON – 12 Unit Townhouse Development**

Issues + concerns remain

① HEIGHT + SIZE OF BUILDING

2. TRAFFIC "TRAFFIC STUDY COULD NOT HAVE BEEN DONE AT BUSY TIMES"

3. PARKING

4. LACK OF GREEN SPACE

5. PRIVACY

6. LACK OF SUN ON OUR PROPERTY "SUN STUDY" SOUNDS FAKE

7. Number of units is beyond excessive.

8. FLOODING CONCERNS

9. DEVALUATION TO MY PROPERTY.

10. I CAN'T BELIEVE THAT STONE CHURCH IS CONSIDERED A MINOR ARTERIAL ROAD

11. BUILDING DOES NOT "FIT" IN THE NEIGHBORHOOD.

Name:

Address:

Date:

P & C WATSON

453 Stone Church Rd W

May 20/15

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COMMENT SHEET

449 STONE CHURCH ROAD WEST, HAMILTON – 12 Unit Townhouse Development

(48ft-)
 Too high & high density =
 No green space -
 Block my sunshine -
 Wrong design for the area.

Name:

Felina)
 Rick / Brydges

Address:

451 Stonechurch
 W.

Date:

May 20, 2005

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COMMENT SHEET

449 STONE CHURCH ROAD WEST, HAMILTON – 12 Unit Townhouse Development

Nothing has changed on my mind

\$1000 repairs.

Drainage (water)

SUN LIGHT

TO HIGH

PEOPLE THROWING THINGS OF ROOF TOP TERRACE

Name:

Gordon Huchman

Address:

445 STONECHURCH RD #22

Date:

Wed. May 20th

From: <mailto:bolymk4@outlook.com>

Sent: Monday, June 01, 2015 11:12 PM

To: jlakatos@andrewjlakatos.com

Cc: twhitehead@hamilton.ca

Subject: land development at 449 Stone Church Rd.

A. J. Lakatos Planning Consultant
47 Harcourt Drive,
Guelph, Ontario.

Subject:

Proposed 12 Unit Townhouse Development at 449 Stone Church Road West, Hamilton.

After attending the meeting at the school along with many other concerned residents who expressed their Opinions on the proposed structure. I did not hear one person who was in favour of this proposed structure.

The design and of the building does not compliment the established homes in the surrounding area and effects the residence homes immediately West of 449.

Serious traffic issues will be increased with the extra 18 vehicles added to the morning and afternoon traffic at the same time as all using the road going and coming from work.

Three lanes of traffic plus a bike lane and add on school walking traffic along with people at the bus stop.

As you can see this is a very busy and dangerous situation with this added structure.

Left turn to the Linc expressway, strait to Eastern locations, right turn to southern destinations, bike traffic (with various destinations, add a Bus stop) and it gets very congested.

Underground parking (18 vehicles) with one entrance and the same used as an exit is a dangerous situation with regard to just one vehicle catching fire. Tight parking leads to other vehicles catching fire. Toxic smoke from materials used in today vehicles will spread through the building rapidly.

Fire department will only have the entrance for vehicles to try and stop the fire from spreading and the contained smoke will hamper their efforts.

Water runoff on the south will add to the already at the limit when heavy rains come and melting snow comes from properties directly south and east of homes West on Stone Church Rd.

There are many objections from others who attended the meeting. I am sure these have been passed on to the Ward Eight Councillor Terry Whitehead.

The bottom line is

This structure is not welcome in this area.

Single and double low level homes are very welcome on the 449 site.

My wife and I opposed to the structure proposed.

Wayne & Sharon Ready
463 Stone Church Road West, Hamilton.