

Bedioui, Ida

From: Wayne Ready
Sent: August-07-15 11:53 PM
To: Bedioui, Ida
Subject: presintation

I will address the following at the planning meeting August 11, 2015 at 9:30 am in the Council Chambers, City Hall, Hamilton with

Regards to application for amendment to zoning by-law No. 6593 for land located at 449 Stone Church Rd. West.PEd15110) (Ward 8)

The design does not compliment the established homes in the established area.

Serious traffic issues will increase above the now backup in all three lanes East bound. Let lane for turning North to Linc or down to city.

Middle lane to proceed East to James Etc.

Right lane for south turn which includes a Bus stop and bike lane.

The vehicles back up 300 to 350 feet every morning and evening and is also heavy mid-day.

Add school traffic and it gets a lot heavier.

We also must consider walking traffic, especially when school is back.

This will set up a condition with exciting the building to get out on the road to go north on Garth, east on Stone and Church, South on Garth.

West on Stone Church (past Garth) and trying to cross over three lanes and into the unit (449) will be another challenge. The west lane goes

from two lanes to one lane with a bus stop directly across from the entrance to 449. This situation will only add to increase a dangerous area.

The need to be respecting the existing character and ambiance of the existing established community. This means keeping any new structure at 449 in keeping

Single and double homes as the home now on the lot. The proposed structure will

Not compliment the area take away views, sun, privacy and a established peace that we all have enjoyed for many years.

Visitor parking, loading and deliveries, extra cars from people living in the units

Has not been addressed.

Future land use was mentioned. There is no land available for any future development in this area.

Stone Church has been identified as a MINOR ARTERIAL ROAD according to the latest information and as such could have a posted speed of 70klm. This is one

Busy Minor Arterial road.

My property line is just 66 feet from the 449 lot line which will bring this high

Building very close to me at 463 and will NOT compliment my home surroundings.

Water run off at the rear of the property will be more than we now have and will I believe at 463 and over tax the draining system which was put in place to stop flooding also for the home west as well.

Bottom line—I and my wife object to this structure be located on the 449 lot.