

Chan, Alvin

From: [REDACTED]
Sent: April-09-15 10:34 AM
To: Chan, Alvin
Subject: UHOPA-15-010/ZAC-15-018

In reply to your letter with regard to the above of March 19, 2015, please be advised that the owners of the properties involved have agreed to have Michael Sabelli represent us as the agent in this most important matter.

I would like to put forth the following:

Technically, I live in Stoney Creek, but since the government, in its infinite wisdom put us under the Hamilton umbrella, we are at the mercy of whatever Hamilton decides and in my opinion they have decided that we are not worth their time.

I have lived in the same house for almost 44 years. I have paid my taxes, kept my property as neat as possible and have generally caused no problems that I am aware of.

Most of the rows of houses in this strip of land sit on lots 75 x 200.

When the City of Hamilton decided to allow the developer to build a mall across the road from where I live, I didn't like it but all I could do was accept the fact that my property value would decrease and that noise, pollution, traffic and lack of privacy would follow.

In building this mall, there was nothing done to accommodate any inconveniences to us or our property. In order to get to our homes, we had to park up the street and wade through the mud with whatever we were carrying. For the longest time there was no access for even an ambulance or fire truck to get through. No one seemed to care, not even the local TV news who chose to interview a person on Stonechurch/Paramount, close to the construction, rather than someone living in it.

Raising the road and piling huge piles of dirt and soil behind our properties caused many problems for the residences. I personally had water in my basement at least once, maybe twice, the land at the back of my property washed away, the wall surrounding my basement stairs buckled and I cracked an axle on my car trying to get into my driveway when we finally had access. I could not afford an engineer to prove any of this or a lawyer to fight it. In my opinion, Hamilton and the developer had me over a barrel and no one cared.

In the meantime we had to deal with the noise, pollution, flooding, workers urinating in our bushes, an attack by a worker on one of our teenagers, throngs of people, lack of privacy, constant construction and a total disregard by the city and those involved to our health and safety.

Today we have been informed that the city plans on allowing the development of highrises behind our homes and they have rezoned our strip of land to Multiple Residential RME-27 Zone, which I understand means that the city will not allow us to sell our homes to anyone but a developer. So not only do they plan on taking away any privacy we may have left, they have also taken away any value we have in our homes that we have

worked our entire lives for, and it appears that they do not even to care.

This proposed construction will once again put us in the middle of a physical, emotional, financial and environmental disaster with its noise, pollution, flooding, inconvenience and disrespect. Any privacy we once had at the front of our properties was taken away with the building of the mall. A highrise behind our homes will remove any privacy in the back of our properties, as we will be looked down on 24/7.

The noise and overwhelming influx of people into this proposed complex will cause a massive amount of pollution and traffic. Pedestrians and school children will face an enormous amount of vehicles trying to get to their destinations.

I reiterate. I am objecting to this proposed use of the property as set out in your letter.

I ask that my personal information be removed from this email/letter before posing on the city's website.

April 13, 2015

Co-ordinator, Planning Committee
City of Hamilton
71 Main Street West
1st Floor
Hamilton ON
L8P 4Y5

Re: UHOPA-15-010/ZAC-15-018

Dear Sir/Madam:

I am the agent for the property owners on the east side of Upper Mount Albion Road north of Artfrank Drive. The below listed owners wish to object to the proposed amendment to the "Mixed Use Medium Density" designation of the West Mountain Area (Heritage Green) Secondary Plan to permit an increase in density and height to facilitate 20 two-storey mixed use townhomes and 3 mid-rise buildings consisting of 315 dwelling units for a total of 371 dwelling units.

In addition, the owners wish to object to the proposed zoning by-law amendment for additional modifications to the existing site specific Multiple Residential "RM3-27" Zone, being an increase in the maximum exterior yard, density and building height and the deletion of the requirement for a block of live/work units on the subject lands.

The reasons for their objections are as follows:

- 1) The severe increase in traffic from the new development will cause major traffic concerns from vehicles turning from Artfrank Drive unto Upper Mount Albion Road.
- 2) The increase in height of the proposed mid-rise buildings which will range from 8 to 10 stories will eliminate any privacy to our properties.
- 3) The increase in height of the proposed mid-rise buildings will also decrease the amount of sunshine in our backyards and create an eyesore.
- 4) The increase in noise from the proposed development in addition to the noise from the existing adjacent plaza will create an uncomfortable setting for any outdoor activities on their properties.
- 5) With the existing adjacent plaza on the west side of their properties and this proposed development on the east side of their properties on Upper Mount Albion Road the City is permitting "fragmented re-development" and leaving their properties "in no man's land" in the middle of these two developments.

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As a result of the above mentioned ramifications, their property values will be significantly reduced and any possible re-sale of their properties in the future will be very difficult.

In addition, any future land assembly and re-development of their properties will be severely restricted and would be unappealing to any developer.

The affected home owners were all subjected to the noise, debris and upheaval during the construction of the Heritage Green Plaza on the west side and will now face the same with the construction of this proposed development. They feel isolated, cheated and as mostly seniors who have lived in their present homes they have a very bleak outlook about their future on Upper Mount Albion Road.

The affected property owners would consider meeting with the developer Winterberry Paramount Corporation to discuss any possible scenario where their properties are included with this or any future phase of this project and result in the orderly development of this area.

Please include me on the list for all documentation and notices of meeting. We request that all personal information be removed prior to appearing on the City's website.

Sincerely:

Michael P. Sabelli, C.E.T. (Agent)
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Hamilton ON
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e-mail: msabelli@sourcecable.net

cc: A. Chan, Planning and Economic Development Department
S. Robichaud, Director of Planning and Chief Planner
A. Fabac, Manager, Development Planning
Councillor Doug Conley, Ward 9

Chan, Alvin

From: [REDACTED]
Sent: September-21-15 3:22 PM
To: Chan, Alvin
Subject: UHOPA-15-010/ZAC-15-018

With regard to the above-cited, I tried to contact your office by telephone today, but was disconnected. I am interested in knowing when a meeting is scheduled in this matter. We haven't heard anything from Mr. Sabelli, the gentleman who was going to represent us, so I am making the enquiry.

I am most interested in the meeting and its results. If I understand your communications with our area counsellor correctly, our properties will not be subject to the multi-unit dwelling zoning condition and therefore I would like to proceed, as soon as possible, with plans to have an extension built on my home and a workshop erected in the rear of my yard. I do not, however, want to go the expense of starting this whole process until I can be reassured at this meeting that our properties are not subject to the proposed zoning conditions.

Do all emails/letters get posted on the city's website?

I ask that my personal information be removed from this email/letter before posting on the city's website.

[REDACTED]