

From:
Sent: January-05-16 9:40 PM
To: Chan, Alvin
Cc: Conley, Doug
Subject: UHOPA-15-010 & ZAC-15-018

January 5th, 2016

Mr. Alvin Chan
Planning & Development
City Hall
Hamilton, Ontario

Dear Sir:

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

Further to your letter of December 24th, 2015 and the enclosed staff report regarding same, I put forth the following on behalf of the parties signature hereto and ask that, if I, Jean Newton, am unable to attend this meeting to make the presentation myself, this letter be read out at the meeting on Tuesday, January 12th, 2016.

It is apparent, according to the staff report, that in spite of our objections to the use of the land under the above-cited application and the impact it will have on safety, congestion and residences in the area, the city is going to permit the application to go through.

I would however like to address and stress once again some important concerns:

Safety and Traffic:

Once completed, it appears that there will be 250-600 vehicles exiting this development. The principle exit will be Artfrank. This not a main road, nor does it have any feeder roads. Artfrank also has a pronounced curve in it which makes visibility at the entrances and exits very dangerous. With the amount of vehicles leaving this development and the congestion it will create both at Artfrank and Winterberry and at Artfrank and Upper Mount Albion, it is very likely that people will use the obvious open route which is through the parking lot from Artfrank to Paramount. The amount of vehicle congestion is not only a safety hazard by itself but to those pedestrians trying to cross the street, especially school children, but also brings with it a massive amount of pollution and noise while these vehicles wait to exit the area.

Noise Pollution:

As previously stated, although vehicle noise pollution is a concern, right at the moment we have to deal with noise pollution from the parking lot in front of our homes, from people, cars squealing their tires, snow removal which goes on for hours sometimes until 4:00 or later in the morning, transport delivery trucks, etc. According to your plan, we will now be inundated with noise pollution from the back of our properties as well.

Litter:

It seems that people who come into this area feel it is okay to dump their garbage on our properties or the road, which eventually ends up in our ditches or on our property. The excessive increase in people will no doubt lead to an increase in litter.

Land Levels:

During the development of the shopping centre on Upper Mount Albion, a new road had to be laid which resulted in the road being higher than some of the properties and because of this and the construction there was flooding and damage to some of the residences and their property, which continues today. During this same period land was piled up in the field now slated for the development in question, which also resulted in flooding, damage to residences and properties.

We have no doubt that the very same thing will occur again, especially if the height of Artfrank is higher than those properties on Upper Mount Albion. How is the city and developer going to deal with the difference in height and the impact it will have on residences and their properties?

We are requesting that the city do an in depth study on the these important matters before any further action is taken on this development.

We are also requesting that properties damaged by the previous construction be repaired and a strong, solid privacy fence be placed at the back of our properties, at no cost to the residences of Upper Mount Albion, to help cut down on the noise, litter and pollution we will have to endure during and after the above-cited development.

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

Yours truly,

A large black rectangular redaction box covering the signature area of the letter.

cc:
D Conley Ward 9