

RECEIVED

FEB 12 2015

To: City of Hamilton

ATT: Robert Clackett

File# UHOPA-15-001
ZAC-15-003
251-201501

On January 23, 2015 I received from the City of Hamilton a Preliminary Circulation of development surrounding my home. I have a few concerns in connection with this matter.

1. The traffic on Garner Rd is already at a high volume coming and going to Ancaster. To add two more entrances and exits onto this existing highly traveled road is very dangerous.

2. I also read in the Application submitted a request to widen Garner Rd.

I have 100 yr. old trees on the front of my property facing Garner Rd, that are irreplaceable and in keeping with the beauty and heritage of Ancaster.

3. Also my property extends out closer to Garner Rd than the proposed development on both sides of us.

4. I also noticed that the parking areas applied for are going to be up against both sides of my property. I will not appreciate the bar lights shining into all the windows of my home continually night and day.



Robert Clackett, City of Hamilton
Planning and Economic Development Department
Development Planning, Heritage and Design – Suburban Team
71 Main Street West, 5th Floor, Hamilton, ON, L8P 4Y5
E-mail: Robert.Clackett@hamilton.ca

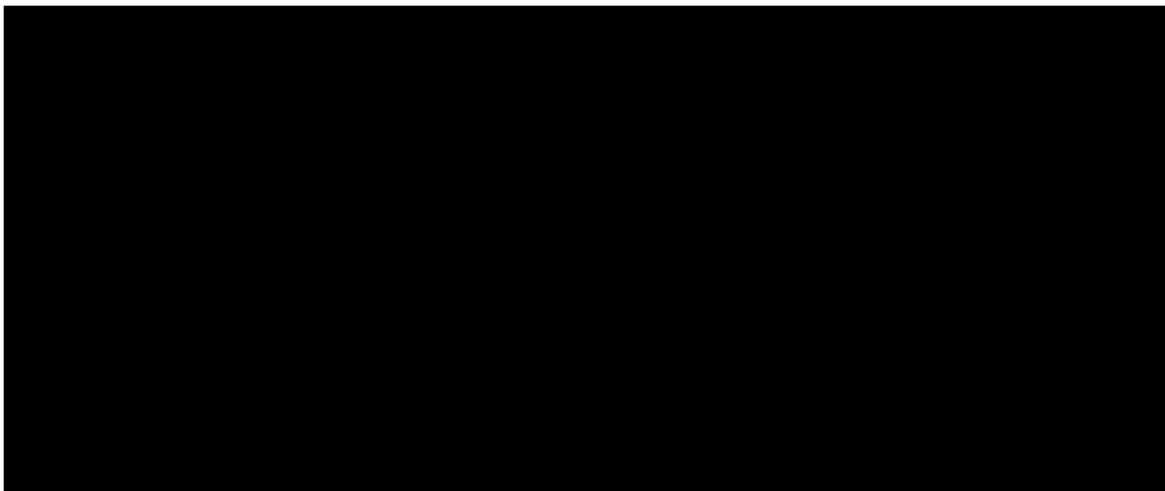
Re: Application for Zoning By-law Amendment for 1001, 1009, and 1035 Garner Road East
UHOPA-15-001, ZAC-15-003, and 25T-201501

Dear Mr. Clackett,

We, the residents of Garner Road East near Raymond Road would like to express our concern and objection to the proposed subdivision design in the application for a Zoning By-law Amendment for the properties of 1001, 1009 and 1035 Garner Road East submitted by A. DeSantis Development Ltd. The primary concerns are the following:

1. The subdivision would be built surrounding the historical building of 1021 Garner Road East. Modern townhouse complexes on both sides of that property would not compliment the look of that house.
2. The affected Garner Rd. E. across the street has unique older homes with large lots. Aesthetically, it would not make sense to put maisonettes or townhouses with small yards or no yards at all in line with these other homes.
3. The subdivision proposes two driveways that go into Garner Rd. E. This is a busy street especially when traffic is diverted from Hwy. 403 or the Lincoln M. Alexander Parkway. There would be increased congestion of 60+ cars turning left into and out of the subdivision.

We don't believe the developer has considered the long-term impact on the neighbourhood. We implore the City of Hamilton to reject this proposed subdivision design and to advise the developer to consider a lower-density residential subdivision. Thank you for your attention.



Robert Clackett, City of Hamilton
Planning and Economic Development Department
Development Planning, Heritage and Design – Suburban Team
71 Main Street West, 5th Floor, Hamilton, ON, L8P 4Y5
E-mail: Robert.Clackett@hamilton.ca

Re: Application for Zoning By-law Amendment for 1001, 1009, and 1035 Garner Road East
UHOPA-15-001, ZAC-15-003, and 25T-201501

Dear Mr. Clackett,

We, the residents of Garner Road East near Raymond Road would like to express our concern and objection to the proposed subdivision design in the application for a Zoning By-law Amendment for the properties of 1001, 1009 and 1035 Garner Road East submitted by A. DeSantis Development Ltd. The primary concerns are the following:

1. The subdivision would be built surrounding the historical building of 1021 Garner Road East. Modern townhouse complexes on both sides of that property would not compliment the look of that house.
2. The affected Garner Rd. E. across the street has unique older homes with large lots. Aesthetically, it would not make sense to put maisonettes or townhouses with small yards or no yards at all in line with these other homes.
3. The subdivision proposes two driveways that go into Garner Rd. E. This is a busy street especially when traffic is diverted from Hwy. 403 or the Lincoln M. Alexander Parkway. There would be increased congestion of 60+ cars turning left into and out of the subdivision.

We don't believe the developer has considered the long-term impact on the neighbourhood. We implore the City of Hamilton to reject this proposed subdivision design and to advise the developer to consider a lower-density residential subdivision. Thank you for your attention.



Robert Clackett, City of Hamilton
Planning and Economic Development Department
Development Planning, Heritage and Design – Suburban Team
71 Main Street West, 5th Floor, Hamilton, ON, L8P 4Y5
E-mail: Robert.Clackett@hamilton.ca

Re: Application for Zoning By-law Amendment for 1001, 1009, and 1035 Garner Road East
UHOPA-15-001, ZAC-15-003, and 25T-201501

Dear Mr. Clackett,

I received a letter regarding the application by A. DeSantis Development Ltd. for a Zoning By-law Amendment for the properties of 1001, 1009, and 1035 Garner Road East. After thoroughly reviewing the application and the proposed design of the subdivision, I would like to express my concerns and strongest objection. I feel that the proposed design is short-sighted and does not consider the charm of the existing neighbourhood. My main concerns are listed as the following:

1. The proposed subdivision would be built entirely around the property of 1021 Garner Road East which is a historical building built in 1851. Modern townhouse complexes on both sides of that property would not compliment the look of that house. In short, it would be an eyesore to look at.
2. There are no amenities in the area that make this subdivision desirable enough to require such a large townhouse complex. The affected Garner Rd. E. is a rural street with unique older homes with large lots. It would not make sense to put maisonettes or townhouses with small yards or no yards at all in line with these other homes. It seems as though the developer is cramming as many units as possible just to make more money.
3. There are three proposed roads leading out of the subdivision, two of which lead onto Garner Rd. E. This is a busy street especially when traffic is diverted from Hwy. 403 or the Lincoln M. Alexander Parkway. I would imagine the hazardous nature of at least 91 cars driving in or out during rush-hour traffic.

I understand that the Town of Ancaster is a growing community and that there needs to be development to accommodate that growth in population. However, I do not believe that the cost of good planning. If approved, this subdivision would be permanent and cannot be easily undone. I propose that detached houses with large lots be built along Garner Rd. E. and north of those dwellings should be a subdivision consisting of detached houses, semi-detached houses, and townhouses that instead lead into the proposed Beasley Grove. I implore that you and the City of Hamilton consider that long-term consequences of this application and advise the development company to redesign the subdivision to a more sensible layout. Thank you for your attention.

Sincerely,

