

**From:** DEAN RODO  
**Sent:** March-08-16 9:30 PM  
**To:** Bedioui, Ida  
**Subject:** Proposed Building on Southbrook & Binbrook Road

March 8th, 2016

Re: Proposed building at 2605 Binbrook Road East (Glanbrook)

To: City of Hamilton  
Ida Bedioui  
Legislative Co-Ordinator  
Office of the City Clerk, City Manager's Office

My name is Cinzia Rodo and I currently reside on Switzer Crescent. I am writing this letter on behalf of myself, and dozens of neighbors who strongly oppose the erection of the proposed 3 storey building on the corner of Binbrook Road and Southbrook Drive.

As a whole, one of our first concerns is the issue of privacy. The proposed building is 3 storeys high, and for residents immediately surrounding the building, this translates into a complete loss of backyard privacy. The height of the building imposes on the privacy of the residences it overlooks, constantly having "somebody looking over head". As homeowners and taxpayers, we feel we have earned the right to privacy in our own backyards. Not a single resident of this immediate community came to Binbrook to have a 3 storey building in their backyard, the initial appeal of this community was it's country roots.

Another concern is the issue of the influx of street traffic and parking. The erection of this building can only increase the flow of traffic on Southbrook Drive, which puts the safety of our children at risk. This community is bursting with young children who love to ride their bikes and walk, and we feel the increase of traffic coming in and out of the building will pose a high risk to the well-being of our children. Parking for the building is another concern for many. Where will people park once the lot is full?? Since there isn't any parking on Binbrook Road, vehicles who are unable to find a spot in the building's parking lot will be parking either on Southbrook Drive or on Switzer Crescent. For many, the road acts as additional parking for their vehicles....where will they park if spots are being taken by either residents or visitors of the building??

Another concern we are facing is the issue of water drainage. The residents of the town homes directly behind the proposed building already face issues with water drainage and fear that if grading isn't addressed accurately, their problems will become worse. Many seniors and families with young children have addressed the issue of added noise that a building like this can bring to a community. Not only the noise during construction, but also the day to day noise pollution brought on my garbage trucks, delivery trucks and added traffic.

Last but not least, the issue of home value. After speaking with several real estate agents, the value of the homes in close proximity to the building will decrease in value. Simply speaking.....people don't want to live that close to a 3 storey building. I'm sure they would enjoy the ammenities it offers as long as it isn't in their backyard. In my case, and in the case of many, this building is IN OUR BACKYARD!!! Had I have known 8 years ago that this was going to happen, I would have never purchased this home.

In conclusion, we as a whole are strongly opposing the construction of this 3 storey building and in my opinion, when a community of responsible, taxpaying, law-abiding citizens have a legitimate concern, they have earned the right to be listened to. We understand the property was once labelled as "heritage".....maybe it should have stayed that way.

I thank you in advance for assistance in this matter.

Sincerely,

Residents of Switzer Crescent, Southbrook Drive and Binbrook Road

The list of 27 residents of Switzer Crescent, Southbrook Drive and Binbrook Road opposing the construction of the 3 storey building on the corner of Binbrook Road and Southbrook Drive is available for viewing in the Clerk's Office.