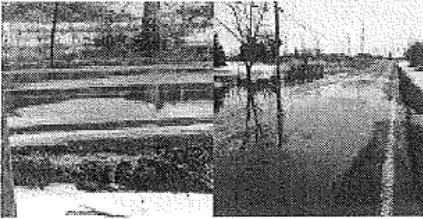


Chan, Alvin

From: Claudia MacCharles <macc.creek@sympatico.ca>
Sent: March-11-14 7:00 PM
To: Chan, Alvin
Subject: File #s: UHOPA-14-001, ZAC-14-002, 25T-201401

Claudia has files to share with you on OneDrive. To view them, click the links below.



My comments about the Losani development proposal:

-Sinkholes: The access road to Rymal would be over top of a very large sinkhole that gathers runoff from all directions and drains the water very efficiently. Wouldn't this road be unstable? What would happen to the adjacent property (my property, which is lower than all others) when there is nowhere for all the water to go? *Please see the included photos taken March 11/14. If not for the drainage through the field south of my house and into the sinkhole, both the road and likely my property and the property across the street would be completely flooded.*

-Blasting: If blasting is necessary, what will happen to our old foundations and septic tanks?

-Cul de sac: It seems the cul de sac is to be moved in front of my house. Will some of my property be taken, thereby decreasing its value?

-The extremely high number of residences in such a small area. There are 13 homes on Upper Mount Albion that will be backed by **28** new homes.

-It was suggested at a public meeting (by a city official I cannot recall) that a 'buffer' would be included between the existing homes and the new development but this is nowhere to be seen on the map.

Regards,

Claudia MacCharles
17 Upper Mount Albion Road
Stoney Creek ON L8J 2R9

Chan, Alvin

From: Joanne MacCharles <joanne.m1229@gmail.com>
Sent: July-22-15 1:41 PM
To: Chan, Alvin
Subject: Upper Mt Albion cul de sac

Follow-Up Flag: Follow up
Flag Status: Flagged

Hello,

The Losani development plans for this area show the cul de sac being moved back so it is in front of house #17.

A realtor working for Losani says they will take part of the road allowance to do this work.

Can you please tell me if the developer has approval to take the road allowance?

Also, 17 Up Mt Albion is my mother's property, and the front lawn is quite a bit lower than the road surface. Will the cul de sac have a negative effect on drainage or anything else?

Thank you very much for your help.

Regards,
Joanne MacCharles

March 13, 2014

Re: File UHOPA-14-001;
ZAC-14-002;
25T-201401

Dear Mr. Alvin Chan,

Thank you for the opportunity to comment on the Draft Plan of the proposed subdivision located on the west side of Upper Mount Albion between Highland and Rymal Rd. After careful review and as an area resident I have the following suggestions.

1. I would like to see lots that are backing onto existing residential properties on Upper Mount Albion wider than 30 ft. Current homes on Upper Mount Albion are wide country lots, spanning anywhere between 75 ft and 100 ft. The new detached homes on lots 30 ft X 90 ft backing onto homes with lots of 75 ft are disproportionately sized lots adjacent to each other. Lots in the neighbourhood of 40-50 ft by a minimum of 100 ft depths are more appropriate. This size would be properties about half the width of the current properties/homes.
2. The town homes scheduled to be built on the subject property, should have a maximum height restriction of two storey homes, to avoid the rocket style homes that would further increase the density in the area. *The only demographic increasing in the next 10 years are the baby boomers, who studies show, are looking for fewer stairs, and bungalows, not rockets or even two storey homes.* By implementing a height restriction, 3 storey "rocket-style" homes would be avoided.
3. All homes should have double car garages to avoid the congestion currently being experienced on the south west side of Binbrook area. The streets in some areas are dangerous and un-driveable due to congestion from residents not being able to park their vehicles on the single-car, short, small-lot driveways.
4. Clarification is necessary on the exact options under the 'medium density' description. Increasing the density further in that area will be a detriment to the community. Under this description are we to expect low-rise apartments? Rockets?

5. How will the springs and waterways be addressed that currently run across Upper Mount Albion from the Eramosa Karst lands, on the south end of Upper Mount Albion as well as the north area at Upper Mount Albion and Stone Church. The road is eroding, due to some kind of underground waterway, that floods the area near the corners of Upper Mount Albion, Rymal, and Stone Church road. The area on Rymal and Upper Mount Albion is just north of the mixed-use area described on the Draft plan.
6. How will the ponding at the junction of Highland and Upper Mount Albion be addressed as this is a regular occurrence because the roadway and land in that area are all very low compared to the rest of the land in this area?
7. It looks like there are plans to move the culdesac, and install a road right over the unknown water way mentioned earlier in item 5. Is this what is planned and if so how will this feature be addressed?
8. Should an entrance to the subdivision be off of Rymal via lot 104 or somewhere else on Rymal?
9. There are several construction access roads indicated on the draft plan of the subdivision, entering off of Upper Mount Albion. Why are they necessary when two other sides of the draft plan lot, are virtually free of any homes? Can access not be via those vacant areas?
10. What will be happening to the "interim emergency access" roads after the construction process? Are these temporary? What is their purpose? Construction vehicles? Or Emergency vehicles only? How will they be sealed after construction and what is the time line when construction finishes for this to be completed?
11. What type of protection will the current homeowners on Upper Mount Albion have to keep their homes clean, and safe during and after the construction process? Current residents should have a permanent and attractive fencing installed along the back of their properties at the builders cost.
12. What is the expected start date, and the anticipated completion date for the proposed housing project?
13. Will there be any option to have sewers on Upper Mount Albion with the housing/sewer construction in the proposed development area?
14. At what point will the Trinity Church Road extension be built in this process?
15. What is the expected start date, and the anticipated completion date for the Trinity Church road project?
16. Will there be any blasting on the land?

17. How will the development influence the current water tables? Can we expect additional flooding if changes to the water table occur?

We are looking forward to hearing the responses to the above questions and reviewing the options at the upcoming public meetings.

In summary, the draft plan of subdivision needs to be revisited to ensure the new subdivision takes into consideration the impact the development will have on the current residents, considers the current residents' opinions, and implications to the natural features of the land, and ensure that the infrastructure is in place to allow for a successful transition to the new housing development.

Thank you,

Margaret and Al Reid, #30 Upper Mount Albion

Toby and John Meehan, #29 Upper Mount Albion

Wayne and Phyllis Low, #40 Upper Mount Albion

Cam and Carolyn Duncan, #100 Upper Mount Albion

Ruth and Cliff Holland, #53 Upper Mount Albion

Nicole and Mike Jones, #36 Upper Mount Albion

Patricia and Dave Trevisani, #46 Upper Mount Albion

Carol and Andrew Colvin, #37 Upper Mount Albion

Chantelle and Ellery Hough, #25 Upper Mount Albion

Paul and Carla Drake, # 31 Upper Mount Albion

Dave Cunningham, #50 Upper Mount Albion

Robin and Dennis Cuthbert, # 60 Upper Mount Albion

Claudia MacCharles, #17 Upper Mount Albion

cc. Councillor Brad Clark

Mr. Alvin Chan,

I have reviewed the draft plan for the development between Rymal, Highland, Pritchard, and Upper Mount Albion. As a resident living directly adjacent to the development I have some concerns along with our neighbors, and would like thank you for the opportunity to have them addressed.

1. I am concerned of the access point located beside my property. Will this access point be used as a day-to-day point of access for workers and machinery? And what is to be done with the property after the construction is complete?
2. How is the developer responsible and/or liable for the cleanliness of our properties? The prevailing winds travel from the southwest across the development lands and will carry and deposit huge amounts of dirt onto our properties and houses; and into my pool, especially in dry weather.
3. Storm-Water run-off is also a concern. It is well known that there is plenty of groundwater in the area and with our homes being on septic, and only being able to pump the groundwater to the surface to be recycled, we are already at our capacity to deal with it. What types of topography studies have been done, if any, to prove that the change in landscape won't affect the amount of water that reaches our properties?
4. Is there a plan to run sewage/storm-water infrastructure up Mount Albion in the near future? The road desperately needs to be resurfaced; it would be a good time.
5. I believe it goes without saying that ALL residents that currently live in this area bought their homes because of the beauty and privacy the area offered at the time. This development will be an obviously unwanted intrusion on the privacy I sought when I purchased my property and will affect the enjoyment of my home, property, and lifestyle. According to the plan, residents on the west side of Mount Albion can expect to have 2 ½ lots neighboring them on average. I would like to know if any thought or consideration has been put into this in the planning of this new community and what will be done to preserve the privacy we now enjoy.
6. According to the plan lots 102 & 103 are reserved for medium density residential. I would like a more defined description of what this means? I would also like to know if there are any plans for subsidized housing anywhere in this development?

Thank you again for taking the time to consider our thoughts. I look forward to a response.

Ellery & Chantelle Hough
25 Upper Mount Albion

March 13, 2014

Re: File UHOPA-14-001;
ZAC-14-002;
25T-201401

Dear Mr. Alvin Chan,

History;

The Satellite City subdivision was a first major development in our area during the early 1970's. Today, economic expansion throughout Hamilton has continued to grow making Hamilton a desirable community.

To date, the impact to the Upper Mount Albion Road Community has been nuisance impact to all who live on or choose to live on this street or road. It was also noted that public safety was ignored by responsible and professional-designated personnel in a position of authority to make prudent decisions... and did not! ...This issue was resolved with the closing of Upper Mount Albion Road.

The citizens on Upper Mount Albion Road are tolerant responsible and wish to work with understanding to insure that the best features and benefits for all parties including the new home owners are considered respected and have an influencing voice at each stage of the decision making process.

We recognize that the size of this approximate 1,000 residential development compared to the millions of residence living within Hamilton and the Region of Hamilton is similar to a drop of food colouring being dropped into Lake Ontario. This project is small!

Promoting 'Hamilton the Good';

Hamilton is proactive in promoting tourism, nature, cycling trails / paths and presenting a safe community for people of all ages and in various states of health to come and enjoy the protected land of the Karsts.

These are some of the reasons why we have concerns about the size of homes, properties and the high impact of lack of parking which becomes a major thing with families who move into their new home only to find their creature comforts are impacted by changing demographics for things like parking, etc.

Recently, a Federal Enforcement Officer, within our family visited us to find out more about your housing complex. When we describe the early stage of the development they related their similar experience where they had been long term residence and they face similar challenges. With all due respect the developer and the city where this couple live made decided to provide an apartment for Senior Citizens... he and his wife related, that the decision worked well for everyone. Another, decision was made to provide accommodation for 'geared to income' residents...which has motivated them to look at moving out of where they are and into Hamilton and perhaps buying in this development. Their comment and observation regarding the proposed type of residential structure was that the intent of the

program at their location seemed forthright and meaningful, however in their observations they stated that the inconsiderate residents within the geared to income system 'live with no rules!'.

Other observations and the reason for them being attracted to our area is because of the park like area, and the tranquil feeling of safety they are looking for!

As an enforcement officer, he was quick to point out the KARSTS are a format for potential illegal activities! The new high school is a natural target audience for drugs and other negative type activities. The nearby mall with theatres and retail outlets are prime features for more negative activities.

He also suggested that the last thing that Hamilton needs is to be in the news for bad things happening during or at activities that are designed for safety, trust and security. 'You don't need muggings, drugs, prostitution and people being killed in the park'

Thinking Ahead;

Perhaps from a Hamilton-the-good-perspective planning should feature a more premium approach for this development, along with assurances that the developer will also be appropriately reimbursed for a more premium development.

With all due respects for your project

Cliff Holland,
45 Upper Mount Albion Road,
Stoney Creek, Ontario,
L8J 2R9

1 905-578-9666