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Dear Sir:

Re: File(s) ZAC-12-062(R)
25T-201205(R)

As a representative of Redeemer University College I wish to respond to the Notice of Public Meeting of the Planning Committee regarding the above files. Redeemer University College has some minor concerns regarding the proposed development which we believe can be quite simply alleviated.

The two concerns regard the fencing surrounding the development and the possible future development of abutting Redeemer owned land.

First, the installation of 1.5 m chain link fencing is a concern due to the lack of privacy between the privately owned properties. A chain link fence allows virtually complete visibility between the private residential lands and the private educational lands of Redeemer. We are also concerned about the possibility of the installation of fence gates after the completion of the sale of the properties. This would provide unfettered access to Redeemer property. We have experienced elsewhere, where fence gates were installed, unauthorized access of our property for recreational and dumping purposes. We believe there are two possible solutions to this issue:

1. Install a higher, say 6 foot wooden board fence that would provide sufficient privacy between the two private lands. This would address the privacy concerns, and is similar to what was installed along the border with the Bungalows of Ancaster development. Additionally a covenant could be added to the title upon transfer that would prevent the installation of a fence gate without the written approval of Redeemer University College.
2. Install the fence just on Redeemer property. While not addressing the privacy issue, this would prevent home owners from installing gates on Redeemer property. A covenant would again be required to ensure that no fence gates would be installed, or if they were the homeowner would be responsible for removal of said gate and restoration of fence to

original condition.

Second, the property adjacent to the development is currently undeveloped, but could be developed in the future for any number of uses, including but not limited to educational buildings, recreational facilities or student housing. Redeemer can relocate signs from another location to indicate this possibility, but memory can be short. We propose including a warning clause or covenant on all properties that back onto Redeemer lands upon transfer of title that Redeemer reserves the right to construct/expand buildings on that property. The option is then reserved in perpetuity and transferred to future home owners as well.

Please consider our requests to help alleviate future concerns as much as possible for both parties.

Yours truly,

A handwritten signature in black ink, appearing to read 'Alfred Mazereeuw', written over a horizontal line.

Alfred Mazereeuw
Director, Physical Plant & Security

Attach.