

March 15th, 2015

Attn: Robert Clackett, City of Hamilton
Planning and Economic Development Department
Development Planning, Heritage and Design – Suburban Team
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**Re: Notice of Complete Application and Preliminary Circulation for Application by Kaizen Properties and Developments Inc. and 2178368 Ontario Inc. for Zoning By-Law Amendment and Draft Plan of Subdivision for Lands Located at 296, 304, and 312 Springbrook Ave., (Ancaster) (Ward 12)
ZAC-15-017 and 25T-201504**

In response the letter issued March 2, 2015 regarding the application noted above to re-zone the subject lands to facilitate the proposed development. Please notify me of any future correspondence, meetings or decisions made by the Planning Department regarding proposed developments off Springbrook Ave.

Regarding public input for the staff report, I would like the following points reviewed and commented on:

1. Context of the impacts of this application with the adjacent lands North and South of the subject property have not been provided.
 - a. How will construction traffic access Klein Circle? Will access only be provided off future Regan Drive extensions off Springbrook Ave 'or' will Klein Circle extend to Garner Road E. 'or' will an additional roads be provided further South on Springbrook Ave to reduce construction and residential traffic on Springbrook Ave. and Regan Drive.
 - b. What are the primary and secondary residential entrances to proposed Klein Circle?
 - c. The current condition of Springbrook Ave. is very poor and additional construction traffic will further deteriorate the road condition with-out regular maintenance. How will this be addressed?
 - d. Public green space for the subject land 'or' proposed adjacent North and South lands have not been shown.

- e. Storm water management control measures during construction or post development have not been shown.
 - f. Connections to Stonehenge Dr. (if any) or Garner Road (if any) for future residential or construction traffic have not been shown.
 - g. Future community connections to Redemeer University (pedestrian pathways?) are not shown.
 - h. Location of community mail boxes are not shown. What will be the impacts to current community mailboxes at the South end of Springbrook Ave.
 - i. Timetable for road construction and utility service improvements for Springbrook Ave and Regan Drive have not been provided.
2. Public Input / Recommendations for future development:
- a. Proposed lot sizes are not shown. This needs to be clarified and lot widths should be maximized to 40', 45' or 50' lots only (possible reduction in number of Lots). Lot sizes less than 40' will not be allowed.
 - b. Pedestrian sidewalk on South side of Regan Drive **to be removed** as this will create unwanted pedestrian foot traffic beside current Springbrook Ave. residential house (impacts to existing doors and windows).
 - c. What standards are to be maintained by the developer during construction to minimize impacts of dust and mud to current residences of Springbrook? How will this be enforced by the City of Hamilton?
 - d. Locations of staging areas for equipment, materials, show rooms and trailers have not been shown and should be identified by the developer to minimize impacts to current Springbrook Ave residences.

Please ensure the above noted items are addressed in future reports and notices and provide a copy of the staff report prior to the public meeting to be held by the Planning Committee of City Council.

Regards,