

January 23, 2017

City of Hamilton
Planning Department
71 Main Street
Hamilton, Ontario
L8P 4Y5

**Re: By-Law Amendment Application for,
10 Dennis Avenue, Flamborough-(PED17009)**

Dear Madam Clerk,

I am the owner of Lot # 1 indicated on Registered Plan # 777, City of Hamilton, municipally known as 138 Dundas Street, Flamborough.

I attended a Planning & Economic Development Department ,planning meeting on January 17, 2017 and am aware of a future development of a building lot adjacent to my property, this known as Lot #2, City of Hamilton R3registered Plan # 777and municipally known as 10 Dennis Avenue, Flamborough. I am also aware that this development is being proposed by Habitat For Humanity which consists of the construction of 3 Townhouse homes, built as a 3 link block.

While I am supportive of the principal of development by Habitat For Humanity to provide homes for persons in need I do have some significant concerns regarding the location of the homes and specifically the effect of storm drainage from the development onto my property. In the past I have spent considerable money on regrading my property to create positive storm water drainage.

I note from the Staff Report distributed at the meeting of January 17, 2017 that a Site Plan Application is required for this development together with a Water Management control plan as part of the development approval process.

I want the City of Hamilton to guarantee that storm water directly or indirectly coming from the proposed development does not flood my property and cause interior or exterior damage.

To illustrate my concerns I have checked by mechanical level a series of elevations at the corner of Dennis Avenue and Dundas Street, slightly north of the development lot and at the front elevation of my property. The results of that investigation show that the corner of Dennis Avenue and Dundas Street is 2.01metres (Location # 1) higher than the elevations of the eastern front of my property (Location #2) at a distance of 55.88 metres, a slope of approx. 3.2% . Similarly other elevations taken at other perimeter locations , points 4,5 & 3 show considerable downward grade slopes in excess of 2.% downwards towards my property. A sketch detail showing the location points referred too , is attached for your review.

Based on information received to date from the COH it would appear that the lot coverage for the proposed development will be in excess of 48%. This is considerable when the City has now moved from piped storm water drainage to natural overland drainage. In this regard City Staff has proposed to allow reduced side and rear yard areas, both of which would provide greater overland drainage had they not been reduced as part of this development.

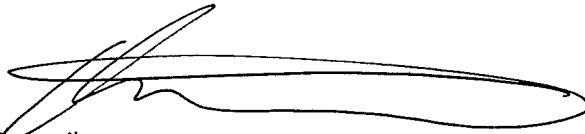
I also note from the Staff Report presented at the Planning Meeting that both a noise barrier and acoustic gates are required although the report does not explain what format each of these preventative measures will take. I do expect that the City of Hamilton will mandate that both of these methods of prevention will be effective and not detrimental in appearance, not only to my property but also to surrounding properties.

As indicated previously I do not object to the proposed development although inherent within this comment is the assumption that the City staff will not allow any part of the project to be either physically or financially detrimental to my property.

I do expect City staff will keep myself and adjacent home owners informed regarding the progress of this application by Habitat for Humanity and reserve the right to object to elements of the proposed development as the approval process proceeds.

Yours truly,

Dan Dos Santos

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke, positioned to the right of the name 'Dan Dos Santos'.

cc. Judy Partridge, Councilor

