

Schneider, Melanie

From: Cathy Fulton <cfulton3@cogeco.ca>
Sent: January-14-18 4:14 PM
To: Schneider, Melanie
Cc: jdesantos@cogeco.ca
Subject: File:25CDM-201713 Responce
Attachments: 2018-01-14 15-48 page 1.pdf

We are responding to your letter of December 18, 2017, File:25CDM-201713.

We live at 1 Andruss Lane, Ancaster.

We are objecting to the building permit as it now stands.

Our first objection is to the entry and exits for the proposed new site.

It is our understanding the the new proposed site and our site which is Condominium #547 will be two separate condominium sites.

The proposed site will consist of 122 units. The condominium site #547 has 70 units.

There are only two streets for entry and exit for the combined sites. One (Whaley Lane) is off John Frederick Rd. and the other(unnamed) is off Dodman Crescent.

The map depicts (see attached Map) that approximately 75% (90 assuming one car per unit) of the new proposed site units would most likely enter and exit using Whaley Lane. Whaley Lane is a private road for Condo #547 which the condo residents pay to maintain the road, street lights, sidewalks, and snow shovelling.

The increased traffic utilizing Whaley Lane is not only from 122 new townhouse units but also from visitor parking.

There are approximately 63 visitor parking spaces for the proposed site and 33 visitor parking spaces for Condominium #547. This is a potential of 96 more

vehicles entering and exiting using Whaley Lane. Currently the visitor parking for Condominium #547 is full due to owners parking their extra vehicles there.

The visitor parking space beside Block C of the proposed site could be removed and replaced with another street onto Garner Rd.

Our other concern is snow removal. Currently it is shovelled to the end Andruss, Bird and Cheps Lanes. Pushing the snow to the end of these streets has made it very difficult for the end unit residents of these streets to get in and out of their driveways and front doors! This has resulted in complaints to Shabri Property Management. Also some units have nowhere to put the snow from their driveways and staircases so they push it onto the road as they do not have front lawns. Some residents want the snow removed off site which will increase costs for the condominium. This is poor foresight in planning by Webb Planning Consultants.

There does not appear to be much room to move the snow in the new site either.

Another concern is that we do not understand why the Hamilton Building Department approved the width of the roads so as not to allow sufficient space for the Hamilton Sanitation trucks to safely pick up our garbage. This also appears to be the case in the proposed site.

Our Condominium #547 has to now pay for every two week pickup and should we request every week like all other Hamiltonians we will have to pay more in our condominium fees.

Our properties are assessed for property taxes like non-condo residences. So we are paying twice for services that are inadequate. This extra cost was not explained when we purchased our homes.

Cathy Fulton and John de Santos
1 Andruss Lane
Ancaster, Ontario
L9G 0G7

