

**From:**  
**Sent:** September-10-16 8:21 PM  
**To:** Maurizio, Valeria  
**Cc:** Bishop, Kathy  
**Subject:** Re: Former School Property Adjacent to my House

It has come to our attention that a land developer has purchased the former school property (20 Miller Drive) and intends to convert that land into 22 homes. The property size that they intend to allow nearly doubles the density of homes within that area. I do not believe that this is in the best interests of our small community.

For many of us, our homes account for the bulk of our net worth. Anything that jeopardizes the future value of these properties will affect our financial well being and potentially our retirements. I believe that this is the case for many of us in the immediate area.

Like many of us, I have a small family, with a very young child. Increasing the housing density will impact road safety—we do not have sidewalks or street lighting to support this many homes, not to mention municipal services in the area.

This area maintains a unique character with a substantial heritage. It is one of the main reasons I chose to live here and continue to be a part of our community. I did not choose to live among the plethora of cookie cutter homes in the rest of the greater Hamilton area. The lower density housing of this subdivision is what sets it apart from the rest of the area.

I would propose that the city restrict development to lot sizes that are consistent with the rest of the subdivision, including firm restrictions on the size and height of all house builds. This would allow us to maintain the integrity of this community and the value of our investments. In addition, the developers should be required to provide an appropriate green space and playground within the proposed development. This should be mandatory as the current area is used by families as a safe play area.

I believe that the laws and by-laws should be there to protect the masses, not only the few who can buy and develop lands to make a quick profit. It deeply saddens me that a deep-pocketed developer can flip a school property to make a quick profit at the expense of a well-established community of longtime homeowners. They do not have to live with the decisions that impact our lives for years to come.

----- Forwarded message -----

From:

Date: Sunday, 11 September 2016

Subject: 20 Miller Drive

To: "

Dear :I agree with you, that 22 homes being built in place of the school at 20 Miller Drive wouldn't be in the best interest of existing home owners in the area. The better plan would be to keep a seamless approach and maintain the property size and density .The developers should only be allow to build maximum 12 homes with height restrictions limits of two story.I know ,that is hard to find lots of ¼ acre for bungalow in Ancaster. The size lots would certainly be a premium price, and would always sell well in up markets and down. The assessed values would attract high taxes for the City Of Hamilton ,to hopefully permit timely street repair, water mains and sewer upgrades in the future. I would support you in a petition or other method of objection.

P.S. The builder is certainly entitled to a profit! Equal to the profit they would realize from sale of 22 undersized ,cookie cutter homes.

Respectfully

**From:**  
**Sent:** September-10-16 10:04 PM  
**To:** Maurizio, Valeria  
**Cc:** Ferguson, Lloyd  
**Subject:** ZAC-16-048 AND 25T-201606

Dear Ms. Maurizio and Mr. Ferguson,

We as homeowners of \_\_\_\_\_ to the proposed subdivision at 20 Miller Drive in Ancaster would like to voice some concerns.

The area in which we live is a low-density residential neighbourhood. The surrounding properties are ALL no less than seventy feet in width, while the proposed subdivision's plan shows the bulk of it's properties to have only forty foot lots. This change, if passed, would significantly affect the value of our area's properties, which is obviously a huge concern for many of us as the majority of our net worth is in the resale value of our homes.

Our own property is situated on a quiet cul-de-sac which is a large part of why many of the newer home-owners have chosen to purchase on this particular street. Neighbours come to walk their dogs and teach their children to ride their bikes as it is a low-traffic, safe area to do so. Such a significant increase in the number of homes as this new plan proposes will also cause other safety concerns as many of the current home owners in the area have small children and there are no sidewalks or street lights on any of the streets in the area surrounding the proposed new build.

The sign at the proposed subdivision site states that the Public meeting will take place at 9:30 AM, which also raises some red flags in itself. Most of the neighbouring homeowners are working class people, the majority of whom work regular daytime hours, which would ensure that very few of them/us would actually be able to attend the meeting and have the opportunity to voice any concerns or comments which, by the guidelines stated in the letter sent out by your office, will also ensure their inability to appeal the city's decision should they wish to do so.

It is our desire for you to stand up for our rights as tax-paying residents of the City of Hamilton, and ensure that our property value and our children's safety will not be negatively affected by the zoning and by-law amendments that are being proposed. We wish for the lot sizes to be maintained in fair comparison to all of the surrounding properties, and we would be very pleased if the street would remain a cul-de-sac, or that sidewalks and street lighting would be supplied to provide safety for our children and other area resident's. We also strongly request that the time and date of the Public Meeting will be amended to allow for many of the concerned resident's to be reasonably able to attend and voice their concerns.

Thank you for your time and your service on our behalf,

**From:**

**Sent:** September-09-16 11:59 PM

**To:** Maurizio, Valeria

**Subject:** ZAC\_16\_048 and 25T-201606 20 Miller DR

Dear Mrs Valeria Maurizio

RE: Planning Application ZAC-16048 & 25t-201606

We wish to make you aware of a number of strong objections that we have with regard to the proposed development of 20 Miller Dr . As of the proposed development, we are of the view that the proposed development will have a serious impact on our standard of living. Our specific objections are as follows:

This proposal will impact the population density , character of the neighborhood, over development ,

The Lots in this are 60ft or greater frontage losts with green space and trees.

Noise to residents.

It will also affect the trees that are on the site if they are removed.

It will impact traffic and safety for the neighborhood.

Another important factor is that it will take away green space that is needed for the environment.

The existing residential zone "ER" should remain and not be changed to the Residential "R4" just to accommodate on developer that has no history in the area, just trying to use his strength to change a zone for his own benefit.

We believe that the proposed development is a direct contravention of policies X and Y. The proposed dwelling would significantly alter the fabric of the area and amount to serious 'cramming' in what is a low density area.

We believe the proposal to contravene this guidance as it is to the detriment of the quality, character and amenity value of the area, as outlined in the points above.

We would be grateful if the council would take our objections into consideration when deciding this application. We would welcome the opportunity to meet with a representative of the planning department at our home to illustrate our objections at first hand.

Sincerely

**From:**  
**Sent:** September-09-16 5:27 PM  
**To:** Maurizio, Valeria  
**Cc:**  
**Subject:** 20 Miller Drive development

I am a resident of \_\_\_\_\_ and I feel that the proposed development at 20 Miller should be single detached housing like the rest of the area with height restrictions to blend with the rest of the area .

Thank you.

**From:**  
**Sent:** September-09-16 1:37 PM  
**To:** Maurizio, Valeria  
**Cc:**  
**Subject:** Miller Drive Land Development

To Whom This May Concern,

I am writing to express my concerns over the proposed property development in the Maple Lane survey at 20 Miller Drive. It has come to our attention that a land developer has purchased this former school property and intends to convert the space into a new subdivision. If accepted, the current plan will have a significant impact on our small community.

I grew up in this neighbourhood. Both my parents and grandparents lived here (Roselawn Ave and Miller Drive across from Maple Lane school) for most of their lives. When a bungalow came up for sale on last year, my husband and I jumped on the opportunity to purchase it. We knew we wanted to start a family and that this would be the perfect place to raise our children. We found out we were pregnant the night we bought this house and are now fortunate enough to have a 7 month old son. We chose to live in this neighbourhood knowing that it is one of the safest areas to live in Ancaster and one of the few remaining surveys to maintain the unique character that represents this historic town; a cul de sac with longtime residents, mature homes and a strong sense of community.

The current proposal to cram 22 oversized houses into this space is a poor reflection of our established neighbourhood; it would nearly double the density of the current low-rise bungalows here. There is a growing public concern over "monster homes" on the rise in Ancaster and this is a prime example of where we can intervene to help stop this trend. I propose that the City restrict development of this land to lot sizes consistent with the current area, including firm restrictions on the size and height of all new builds.

The proposed plan to convert Roselawn Avenue to a throughway street is of further concern. It has always been a quiet cul de sac, making it a safe place for the many children residing here to ride bicycles and walk from the bus stop. This was one of the key factors in our decision to purchase a home on this street. Increasing housing density and throughway access to our small street will negatively impact road safety. I strongly support the preservation of the current street layout to maintain the quality and safety of our neighbourhood.

I am also concerned over the potential destruction of green space. The majority of this land is a grass field with mature trees that our family and neighbours currently rely on for safe community play. We do not otherwise have a park in our immediate vicinity. My grandfather, as a member of the Ancaster Optimist Club, helped to raise the funds to build a play structure that stood here for many years to serve the children of this community. It was unfortunately destroyed several years back to pave a parking lot for the former Maple Lane School; this alone should never have been allowed to happen to a community-funded project. It should be

mandated that land developers include a park with green space to maintain a safe outdoor play area for the neighbourhood.

I realize that money holds a lot (if not all) of the power in land development but community holds a lot of power too. The majority of residents in this area are longstanding homeowners who make up a close-knit community. As part of that community, we would like to maintain the integrity of our neighbourhood to keep it the safe, family-friendly space we currently share. I also realize that change is inevitable but I believe that we should strive to maintain the heritage and landscape of this town as we adapt to economic development. Please consider our proposed amendments to the development of our neighbourhood. We live here and have to suffer the consequences of overdevelopment; the land developers don't.

Sincerely,

**From:**

**Sent:** September-08-16 10:48 PM

**To:** Maurizio, Valeria

**Subject:** ZAC-16-048 and 25T-201606

Valeria Maurizio, City of Hamilton

Planning and Economic Development Department

Development Planning, Heritage and Design - Suburban Team

71 Main Street West, 5th Floor, Hamilton, On, L8P 4Y5

Re: ZAC-16-048 and 25T-201606

We have been informed that a developer has purchased the lands at 20 Miller Drive with the goal of having it rezoned to allow for an additional 22 homes to be built. I am contacting you to express my concerns regarding this matter.

In order for 22 homes to be built in the proposed space the lots will need to be significantly smaller than those which are currently in the area. This will increase the density of the houses, increase the height of the houses, and drastically change the feel of the neighborhood for the worse.

On September 2, 2016 the Spec included an article which began to discuss the effects of new builds within mature areas. It suggested that the city is already being inundated with complaints regarding this matter, so much so that a public information session has to be held this month in order to discuss it. It doesn't make sense for the city to allow a problem that has already been identified to continue in a well established neighborhood such as this.

Additionally, the increased density of houses, and traffic that will accompany it, poses significant safety concerns, particularly for parents with very young children. Like many of my neighbours, my husband and I chose to forfeit some of the luxuries of newer built homes in order to reside in a well established area where we could safely raise our family. We have no sidewalks and no street lights but currently enjoy limited traffic on the roads allowing for safe and leisurely walks and bike rides for ourselves and our neighbors. Additionally there is a quiet cul-de-sac ideal for push cars, tricycles, small bikes and other children's activities. The school grounds also provide a large green space which many of the local children utilize for play in a safe environment away from the highway. This is important due to the plethora of negative health affects that accompany play areas which are located directly beside a highway. The proposed plan would remove the safety of the play space, the safety of the cul-de-sac, and increase the number of vehicles within the area by nearly 50 (assuming an average of 2 vehicles per household)! This would put many children and parents in harms way and is completely avoidable.

I would like to see the city revisit the development plans in order to keep the lot sizes consistent with those that are already in place. Additionally, restrictions on the size and height of new builds would allow the integrity of our community to be maintained. The developers should also be required to provide an appropriate green space and playground for children to use within their development plan.



I believe that the laws and by-laws should be there to protect all of us. It is very upsetting that the largest investment of many of our lives, our homes, which were carefully selected for so many reasons can have their value changed so dramatically by those who have enough money to simply buy and flip a school property. Not to mention that so many of the reasons why we selected the home we did are now being taken away by wealthy developers.

RECEIVED  
SEP 06 2016

ZAC-16-048  
25T-201606

Tuesday September 6th, 2016.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Dear Valerie Maurizio:

Regarding your letter about building 22 single, detached houses on the lot where Maple Lane School was formerly: Lot 20.

My concern is that these new houses will be directly adjacent to \_\_\_\_\_ and they will interfere with our privacy and quality of life. By privacy, we mean that these new houses will probably be two stories and people will be able to see into our back yards from their second floor windows. The established homes are one storey houses.

Would it be possible for there to be a space between the established houses of Miller Drive and Roselawn Avenue and these new houses?

There could be a short road to join Miller Drive and the extension of Roselawn Avenue. This would help with the increased volume of traffic. Or, if this is not possible, there could be a short walkway between Miller Drive and the extension of Roselawn Avenue and these new houses. People could walk with their children and their dogs on this walkway.

If you do publish this letter, please omit any personal information, such as names and addresses.

Thank-you for you consideration.

Concerned residents,

September 12, 2016

Dear Ms. Maurizio,

We are writing today in response to the proposed development of 22 homes on the former Maple Lane School property at Miller Drive and Roselawn Avenue, Ancaster, ON.

We are concerned that this proposed development will have a significant negative impact on the community of Maple Lane. We have lived on Roselawn Avenue for 25 years, as we bought this house as newlyweds. We have enjoyed living in this secure and friendly survey and raising our 3 teenage daughters. The quiet streets have allowed our girls to learn to bike, rollerblade and "be kids" playing outside without undue worry their well-being was at risk. The large lots in this survey have allowed us to foster friendships and a true sense of community with many of us in the area having no thoughts of moving out.

The proposed development to build 22 homes, with the majority of homes proposed to be built on lots that are half the width of the existing homes, will have a significant negative impact on this neighbourhood. One just has to drive around the Kitty Murray Lane area to see the impact of narrow lots with large homes. There is no space between or character to these "cookie cutter" homes. Children are unable to be outside and "be kids". We recognize that this is acceptable to many families however that is not the community that has been built in this subdivision.

There are many families with very young children in this survey who are out riding on their bikes, skipping, walking and/or being pushed in strollers every day, with often groups of parents and residents talking on the street. This demonstrates the sense of community.

Building 22 homes will impact the amount of traffic on our street and survey. With such narrow lots proposed and with the average home having at least 2 cars, will result in numerous cars being parked on the street, as there is no way that driveways will be large enough to accommodate these vehicles. Again, a drive through the Meadowland area here in Ancaster clearly demonstrates the parking chaos that results with narrow lots and large homes.

The former Maple Lane School property is used as a safe area for kids to throw a baseball, toss a Frisbee, walk their dogs etc.. Presuming this proposed development moves forward, the City of Hamilton has an obligation to ensure that there is appropriate green space and park area available for the area children. Researchers and child development experts are consistently saying that we must decrease the amount of "screen time" children have today and get them outside. As such the developers need to provide a safe and accessible area for play both for the children living here and those that will be moving into the area.

As the majority of homes in this survey are single story bungalow style dwellings on lots that are 75 feet wide, the City of Hamilton has an additional obligation to ensure that the landscape of this survey is not impacted. This requires that the City readdress the proposed lot size to align with the current sized lots

and also ensure firm restrictions are placed on the developer around the size and height of the homes that are to be built.

Additionally, we have learned today that an original survey for this subdivision has the property at the former Maple Lane school slated at 75 foot lots. This begs the question as to how the City can approve a developer's proposal to more than double the number of homes (using 35 foot lots) when the municipal services were not designed / built to accommodate that many homes.

We respectfully request that the City of Hamilton review the proposed development with consideration of the many concerns raised by us, as well as other long time residents in this survey. There must be a proposal that better meets the developer's desire to make money and also maintain the property value and sense of community that currently exists in this subdivision. We do not want to see our property value decrease due to the City of Hamilton allowing the development to move forward with so many homes.

Your review and consideration of our many concerns is sincerely appreciated.

Sincerely,

September 16, 2016

Ms. Valeria Maurizio, MCIP, RPP

Planner I

Development Planning, Heritage & Design (Suburban Team)

Planning and Economic Development

City of Hamilton

Dear Ms. Maurizio:

Further to the letter shared by \_\_\_\_\_ regarding the proposed development of the school property at 20 Miller Drive to build 22 homes, I (we) would like to share our concerns as well. We agree with \_\_\_\_\_ "that the city restrict development to lot sizes that are consistent with the rest of the subdivision, including firm restrictions on the size and height of all house builds." There is already one two-story home at the end of Anson Drive that looks out of place. We understand that the corner property at 486 Anson Drive is slated to be another huge dwelling. The builder/owner had advised some years ago that he would rebuild a new one- story home for himself and his family. Now he is starting on a two- story endeavor. We live on the \_\_\_\_\_ and are not impressed with this change of plans. We have learned that he will advertise that he will build to suit. Our area will grow again and in an unattractive manner. We understand that change is inevitable but good planning to maintain community enhancement should be a prerequisite. Broadening the tax base should not include developer greed and indifference.

Thank you for reading our concerns,

**From:**

**Sent:** September-17-16 1:50 PM

**To:** Maurizio, Valeria

**Subject:** Miller Drive Ancaster

Dear Valeria Maurizio,

I am concerned about the proposed development on 20 Miller Drive Ancaster.

This is a quiet residential area with bungalows on fairly large lots. To build 22 houses will negatively impact the community in numerous ways.

1. loss of a dead end street
2. loss of many mature trees
3. loss of open green space
4. much greater housing density than the surrounding area
5. increased traffic with increased noise and increased risk to pedestrians and children

I would like future development on that site to include a park/ green space, housing similar in density to the surrounding area, the preservation of most of the trees and maintaining Roselawn Avenue as a cul de sac.

sincerely

**From:**

**Sent:** September-12-16 11:18 AM

**To:** Bishop, Kathy

**Subject:** Re: Concerned about recent information about development on Miller St. Ancaster

Thank you for your quick response. There are currently over 30 mature trees that are providing habitat, improved air quality, and sound buffers from the highway as well. We would like to determine the plans for these important trees. We are also concerned about the density of the housing.

Any feedback you can give us would be greatly appreciated and if you have any information concerning public meetings with regards to this development in our area.

Respectfully

[Second email from same household:]

- ☒ **no need for sidewalks, streetlights and new sewers** in our established subdivision – keep the ambiance as is and this will alleviate an increase to our city taxes that are already too high.
- ☒ **No need to remove the over 30 mature trees** in the area as they add value to the space, along with being noise filters, wind barriers, habitat.
- ☒ 22x new houses is way too many for this space = I believe that **15x new homes is plenty** for the space that each new home should **equate to the size of the current community house lots.**
- ☒ **Not necessary to provide the new homes with fences** – people can put up their own.
- ☒ There should a **culdesac with 6x homes on either side of a central roadway up the center of the fenced field and at the west end of the fenced field** provide a private safe green space for the new homeowners. This design will be more attractive to new home owners, specifically families for privacy and quiet. Each family would then have an existing tree or two in their backyards (that will face Miller and Roselawn respectfully. Entry into the culdesac via the extended Roselawn to Miller access.
- ☒ 1x house would sit nicely in the **arc of pines** adjacent to the 53 Roselawn house without having to remove the trees.
- ☒ 2x houses in the **parking lot on Millar**
- ☒ 2x houses in the **fenced parking** lot facing the new extension of Roselawn.
- ☒ 4x houses along **Millar facing Fiddler's Green**

RECEIVED  
SEP 22 2016

From the desk of  
[REDACTED]

Valeria Maurizio

I join with others in our neighborhood to state concern over the proposal to build 22 homes on the Ancaster parcel of land formerly occupied by Maple Lane Public school.

[REDACTED] has already stated reasons why these plans cannot go forward without displeasing current residents. (See attached letter which was distributed to neighboring residents.) We feel threatened by the economic impact on our property values. [NOT ATTACHED]

Twenty-two additional homes means 22(++?) more vehicles adding to increased traffic and safety concerns. The logical exit / entry route for this area has always been and will continue to be primarily via Garden Ave at Fiddlers Green Rd. We live [REDACTED] In the morning and afternoon rush hours Monday to Friday, there are roughly a dozen school buses turning at this intersection, as well as HSR buses every 30 minutes. During construction of the planned development, the trucks and worker vehicles alone will create a nightmare that will serve as premonition to the ensuing permanent traffic chaos.

As [REDACTED] points out, there are no sidewalks or streetlights along many of the roads connecting to the proposed development. No safe places for children to await and disembark from buses. Winter snowbanks will further diminish their safe passage.

We have lived in various areas of Ancaster for sixty years. We now watch as it transforms from a quiet safe village into a fast-paced urban center. I grieve for fellow residents losing their sunny gardens as towering, shadow-casting monster homes arise around their perimeters. Gardens will need to be re-planned for shade plants.

The proposed development of 22 homes on lot sizes half the average for this neighborhood presents a further example of over-crowding. We came to live in the suburbs. We faithfully paid our taxes, enjoyed the quiet of our space – please let us stay in the suburbs and save us from urbanization. More specifically, please schedule an OMB hearing that will allow us to challenge the current development plan to save us from traffic chaos, diminished property value and loss of safety for our neighborhood residents.

Thank you for your consideration. Please reply to address / email below.