

**7 McIntosh Ave
Hamilton, Ont
L9B 1J3
905-388-4348**

December 12, 2017

City of Hamilton
Planning & Economic Development Dept.
71 Main Street West, 5th Floor
Hamilton, Ontario, L8P 4Y5

Attention – Anthony Cicchiu, City of Hamilton

RE: **ZAR-17 075 Zoning ByLaw Amendment**
517 Stone Church Road West

We already have illegal basement rental in this area and it causes several issues. Therefore I clearly oppose the re-zoning of a residential lot to a multiple “D/S-198” Urban Protected Residential - One & two Family Dwellings”.

Has the all the City of Hamilton department affected has a chance to review the infrastructure in this area, at what point are the services overloaded. Items such as

1. Sewers, both storm and sanity sewers. I know for a fact that there has been issues of basement flooding due to back up of storm sewer in the area in the past. With the addition of a legal (or even illegal) duplex in a semi detached home, it will have a negative impact. You would not believe the number of times that I have personally been out in the middle of a heavy summer rainfall to clear off the catch basin covers due to high volume of run off. It has been so bad that the whole road has been covered in water. At least 1” at the center of the road to overflowing the curbs. Then you have the idiots that drive through this water a 50 km/h and watch a spray of water go 10’ in the air and about 20’ wide. So now you add more hard surfaces uphill from these catch basins, how is this being considered into the design? When is something going to be done about this present condition, never mind future conditions?
2. What about traffic issues, We already see many of the “semi’s” that have a second (or even a third car) parked in the boulevard that restrict view of eastbound at the corner of McIntosh Ave and Stonechurch Road. I expect that someday there will be an collision at this corner, especially during the morning and evening volume coming from St Thomas More High School.
3. I am trying to write this letter for the community, but personally my biggest issue is parking. We already have an issue with vehicles parked in front of our house from those home on Stonechurch, bot from the “semi’s” and townhouse. Nowadays,

each household has at least (2) cars each, that is potentially (4) more to add to this "semi". Where do these people park their extra cars? I tell you, on McIntosh Ave. Even with the present townhouses on the north side of Stone Church, I already have issues with cars parked in front of my house. It is a common occurrence to have (10) cars parked on McIntosh Ave from tenants in the existing townhouses. Now you are going to allow few more??? It is already an issue of safety backing out of my driveway, with cars speeding from the top of McIntosh to Stone Church. Never mind the issues of accessibility during the winter months, such as we are presently experiencing. Snow plowing is another issue that that is a result of the parking.

4. I can appreciate that a developer wants to purchase this lot and renovate in order to generate some profit. But I feel that this developer does not care about the neighbours, he just wants to stuff his pockets with as much cash as he can. Especially since he is not living in the neighborhood.

I am sending this letter initially on behalf of my wife and I, however I will be asking other neighbors to support my views and express their own concerns.

I would hope that Councillor Terry Whitehead can understand my concerns and back me up, since he lives on McIntosh Ave, he must see it first hand himself on a regular basis.

Please advise me when there will be a meeting of the community to allow all to express their concerns and discuss the issue further.

Again, I oppose this amendment as outlined, I don't feel that it is necessary in this area for multiple families in a unit, legal or otherwise.

Thanks

Yours truly

David & Cathy Bellingham

cc. Terry Whitehead