

Pilon, Janet

Subject: Mount Hope pending construction

Importance: High

From: Mario & Kathy Tedesco
Sent: April-29-19 3:33 PM
To: Roth, Jennifer <Jennifer.Roth@hamilton.ca>
Cc: Jones, Dena <Dena.Jones@firstontariocu.com>
Subject: Re: Mount Hope pending construction
Importance: High

Hi Jennifer

Dena Jones has forwarded the emails that were sent between you and her today so that I could be kept in the loop.

We were also at the meeting last week.

So I would like to add mine and my husband's names to the list of concerned home owners of Aberdeen Ave.

We have all the same concerns that Dena has expressed in her emails to you.

*Thanks
Mario & Kathy Tedesco*

From: Roth, Jennifer [mailto:Jennifer.Roth@hamilton.ca]
Sent: April-29-19 1:14 PM
To: Jones, Dena <dena.jones@firstontariocu.com< a="">></dena.jones@firstontariocu.com<>
Subject: RE: Mount Hope pending construction

Dena:

I can imagine that was more than expensive.

If the application is approved and construction starts and you experience any impacts to your property, do not hesitate to contact myself or Councillor Johnson. We can have City construction inspectors visit the site to ensure that any problems of overland flow are rectified adequately. The development of these lands will see water drainage directed to the storm sewer pipes, and not overland to your property.

The NPCA has required a permit for the development of these lands, along with final review and approval of SWM plans, in conjunction with City of Hamilton Engineering staff.

To respond to your previous question regarding privacy fences, Andrew Eldebs from Branthaven has confirmed that they will provide a privacy fence along the rear of the lots. I've attached the email here for your records.

Thank you,

Jennifer Roth, MCIP, RPP
Planner I

Community Planning & GIS
Planning & Economic Development Department
71 Main Street West, 5th Floor
Hamilton ON, L8P 4Y5
Telephone: 905-546-2424 ex. 2058

Fax: 905-546-4202

Please consider the environment before printing this email.

From: Jones, Dena <Dena.Jones@firstontariocu.com>
Sent: April 29, 2019 12:21 PM
To: Roth, Jennifer <Jennifer.Roth@hamilton.ca>
Subject: RE: Mount Hope pending construction

Thank you Jennifer -

I should tell you this little story - when I built an addition to my property several years back – I had to go through the Niagara Conservation Authority for special permits due to the underground water systems in my area - there are a lot of little water areas behind my house and beyond under the earth (in the proposed new construction site). After I got the necessary clearance - digging began. I was very upset when a lot of extra time and money was needed as my contractors had a HUGE problem with water. It took way longer than expected as the area for the footings was constantly flooding out -they had to pump out for days on end before my work could be completed. The area was not even basement deep - it was for a ground floor addition. So even AFTER the approval and permit process – there was STILL an issue. All on my own dime.

There is a water drainage system that flows directly behind my home that is above ground level ... the water table travels down behind my back yard then goes beside my neighbours cedars running towards the road then flows to my ditch and to the drainage system under the road and across the street. I really have concerns about that - given the time spent going through the process with the NCA.

Perhaps worthy of bringing this information forward as well.

Thank you again!

Dena

From: Roth, Jennifer [<mailto:Jennifer.Roth@hamilton.ca>]
Sent: April-29-19 11:35 AM
To: Jones, Dena <Dena.Jones@firstontariocu.com>
Cc: Johnson, Brenda <Brenda.Johnson@hamilton.ca>
Subject: RE: Mount Hope pending construction

Good morning Dena:

Thank you for your email. I will ensure that Clerks include it in the public record so that Committee decision makers are aware of your concerns.

Drainage is a high concern for the City's engineering department and they are requiring numerous conditions of Branthaven before any work can occur on the site. One of the special conditions is that Branthaven is not allowed to drain through your properties unless you give permission.

Branthaven has committed to providing a bungalow option for purchase on lots backing onto your properties. However, the bungalow option will be in addition to the current two storey models. These properties will have deep rear yards which will contribute to resolving concerns with privacy.

I will confirm with Branthaven if there will be a privacy fence constructed.

Thank you,

Jennifer Roth, MCIP, RPP
Planner I

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71 Main Street West, 5th Floor

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From: Jones, Dena <Dena.Jones@firstontariocu.com>
Sent: April 29, 2019 10:33 AM
To: Roth, Jennifer <Jennifer.Roth@hamilton.ca>
Subject: Mount Hope pending construction

Hello Jennifer,

I met you at the meeting at The Wing on April 23rd.

I am a resident on Aberdeen Avenue in Mount Hope.

I have been to every meeting so far and would like to express my concerns so that they may be escalated for the city meeting being held tomorrow.

Most of my neighbours were present on the 23rd All of our properties – our back yard faces the current green space where the construction will be happening.

It would be much preferred if the homes going in behind us would be one story homes so that the second floors wouldn't be peering right into our yards. Some of us have pools (I am one of those houses) - this is a big concern for us. The lack of privacy there will now be with multi-level homes going right into our back yards. As is the water drainage and many other concerns.

We know we don't really have a voice - we were apprised of a changes in plans to the originally suggested plans merely a week before the city was going to meet again on the subject.

Will there be fences going in? Any type of privacy wall for us?

Thank you for listening to us last week at the Wing!

Dena Jones | Branch Manager

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