

Schneider, Melanie

From: Frank Van Hullenaar <vanhullenaar@gmail.com>
Sent: December 31, 2018 3:33 PM
To: Schneider, Melanie; McPhail, Delia; Parsons, Catherine; Stephen.Robichaud@hamilton.ca; VanderWindt, Ed
Cc: Ferguson, Lloyd; Tom St Michael
Subject: RE: Draft Plan of Vacant Land Condominium (File # 25CDM-201816) & Planning Act for Site Plan Application DA-18-207

Dear City Planners,

I wish to be notified of all of the proposed Draft Plan of Condominium in regards to the Property @ 121 Fiddlers Green Road in the town of Ancaster due to the following:

- This property has been under constant zoning amendment for over 25 years and every time a developer wants MORE!
- This property was originally Zoned ER1
- This lot is currently not Vacant Land but has an existing home on the property that could be habitable.
- The property is outside the Transition Zone.
- THE DIFFERENCES BETWEEN THE OMB DECISION RM3, AND THE PROPOSALS' RM5, ARE SUBSTANTIAL.
- 1. THE INCREASE IN DENSITY GOES FROM 22 UNITS / HECTARE (RM3) TO 50 UNITS / HECTARE (RM5)
- 2. LOT COVERAGE OF IMPERVIOUS MATERIAL GOES FROM (RM3) 25% TO (RM5)35%
- 3. SETBACK REQUIREMENTS ARE BEING EITHER BEING ADJUSTED OR IGNORED IN ORDER TO SHOEHORN IN THESE 5 PROPOSED 375 SQ. M. APPROX 3800 SQ.FT UNITS. ACCORDING TO THE PROPOSALS OWN DIAGRAM THE LOT COVERAGE IS IN APPROX. 52% OR 1724.92 SQ. M. THIS IS APPROX 20% IN EXCESS OF THE RM 5 ZONING AND 30% IN EXCESS OF THE RM3 ZONING REQUIREMENTS. HOUSE - 781.4 SQ. M. DRIVEWAYS- 193.5 SQ. M. ROADWAY- 644.672 SQ. M. BULLNOSE 104.72 SQ. M. TOTAL LOT COVERAGE- 1724.92 SQ. M. LOT AREA- 3149.52 SQ. M. COVERAGE @ 55% - 1732.23 SQ. M.
- I request that the Access roadway be moved to the North side of the Property as to facilitate the rear yards of the development face the rear yards of the properties on Douglas Road to the South.
- I also request that the Unit #5 be rotated 90 degrees as not to encroach on the tree line on the East side of the property, having the building that close to the mature trees will kill the trees within a few years....Please Have a Look!

The Storm water drainage could be a problem:

the guiding principle of the Storm water Master Plan is to "Treat rainwater as a resource to be protected and managed rather than a waste product to be quickly moved from where it falls."

While the Water/Wastewater and Stormwater Master Plans are key components of Hamilton's long-term flood prevention strategies, they are not a direct or complete response to increased storm activity and flooding. In hindsight, City staff has acknowledged that in light of the current issues, the Master Plan process may have been too focused on new facilities and future development, not giving enough attention to the holistic performance of the current system with potential retrofit and source control and damage mitigation practices in extreme events. It needs to be recognized that severe storms can frequently exceed design standards and cannot be addressed with capacity improvements alone. The rainfalls in the summer of 2005 were a strong reminder of this.

THE ALLOWABLE COVERAGE UNDER RM3 IS 25% OR 787.4 SQ. M., THE PROJECT LOT COVERAGE IS IN EXCESS OF THIS AMOUNT BY 120% OR 944.83 SQ.M. FURTHER THE ALLOWABLE COVERAGE UNDER RM5 IS 35% OR 1102.34 SQ M., THE PROJECT LOT COVERAGE IS IN EXCESS OF THIS AMOUNT BY 57% OR 629.89 SQ.M

- THE ABILITY OF THE CURRENT SEEMINGLY OUTDATED INFRASTRUCTURE STANDARDS (FROM 1999), TO BE THE GUAGE TO ADEQUITLY CONTROL THE DRAINAGE OF THIS PROPERTY WITH ONLY 25% COVERAGE IN ITSELF A MAJOR UNDERTAKING LET ALONE INCREASING THE LOT COVERAGE TO APPROX. 52%. THERE IS NO CURRENT STORM SEWER DRAINAGE AVAILABLE AT THE PROPERTY. THE

PROMISE OF ADEQUATE DRAINAGE CONTROL IS VAGUE, ARBITRARY, AND SUBJECT TO INTERPRETATION. FURTHER IT SEEMS THAT WITH THE CURRENT CLIMATE CHANGES THAT THE CITY MAY HAVE A LARGER DRAINAGE PROBLEM THAN IT HAS BEEN PLANNING FOR. THE SYSTEM MAY BE AT LEAST INSUFFICIENT OR AT MOST ANTIQUATED BY USING DATED STANDARDS THAT MAY NOT BE GOOD BASELINES.

HAMILTON OFFERS A COMPASSIONATE GRANT OF UP TO \$1000.00 TO FLOODED PROPERTY OWNERS. SPENDING FROM THIS FUND HAS EXCEEDED 5M AND IS BEING TAPPED AGAIN AFTER THE DUNDAS FLOODING EARLIER.

WINDSOR WAS HOPING FOR DISASTER MONIES JUST AS HAMILTON UNSUCCESSFULLY DID IN 2009 AFTER THE EAST END FLOODING OF 7000 HOMES AND THE RED HILL VALLEY PARKWAY. THE 30M HIT TO THE MUNICIPAL INFRASTRUCTURE ENDED UP BEING CARRIED BY LOCAL TAXPAYERS AND INDIVIDUALS WHOSE HOMES WERE FLOODED. SINCE THEN THE CITY HAS POURED MILLIONS INTO SEWER UPGRADES.

FURTHER TO THE WINDSOR INCIDENT, THEY RECEIVED 250MM OF RAIN IN 2 DAYS. THOUSANDS OF HOMES WERE SWAMPED DESPITE THE CITY SPENDING 25M/YR FOR THE LAST DECADE TO UPGRADE STORM SEWER SYSTEMS.

- WE HAVE RECENTLY WITNESSED THE DISTRUCTION AND FLOODING IN DUNDAS ON, AND WINDSOR ON, AS WELL AS THE 2009 FLOODING OF THE RED HILL PARKWAY, GREENHILL AVE., AND PAST FLOODING OF LOCKE STREET, CHEDOKE / ABERDEEN AREAS AND NUMEROUS ANCASTER SURVEYS (PERTH PARK, CLEARVIEW ESTATES) WITH DRAINAGE PROBLEMS
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- THE MANDATE FOR INTENSIFICATION DOES NOT NECESSARILY RESULT IN MORE DWELLING UNITS EVERYWHERE. RATHER, WHERE ADDITIONAL DENSITY CAN BE MANAGED APPROPRIATELY WHILE MAINTAINING THE CHARACTER OF THE EXISTING NEIGHBOURHOOD. INFILL DEVELOPMENT IS A FORM OF INTENSIFICATION AND CAN IMPACT THE CHARACTER OF AN EXISTING NEIGHBOURHOOD IF REDEVELOPMENT IS NOT SYMPATHETIC TO THE EXISTING BUILT FORM. THE RESIDENTIAL ZONES WILL CREATE OPPORTUNITIES FOR INTENSIFICATION, BY ZONING FOR ADDITIONAL DENSITY AND CREATING INFILL OPPORTUNITIES, WHERE APPROPRIATE. ZONING REGULATIONS WILL ALSO PROTECT AREAS WHERE ADDITIONAL DEVELOPMENT WOULD DISRUPT THE CHARACTER AND FORM OF THE EXISTING NEIGHBOURHOOD.
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- THESE ARE THE RULES, REQUIREMENTS AND GUIDELINES THAT WERE IN PLACE LONG BEFORE THE DEVELOPER PURCHASED THE PROPERTY, AND THE SURROUNDING RESIDENTS AND COMMUNITY HAD PURCHASED THEIRS.
- ADDITIONAL CONCERNS ARE: THE EXTENSIVE GRADING REQUIRED AND ADDITIONAL RUNOFF, SNOW REMOVAL, SNOW STORAGE AND SPRING THAW RUNOFF. THE LACK OF A COMPREHENSIVE TREE STUDY (SHOWS THE REMOVAL OF 42 TREES), PLAN TO PROTECT EXISTING / BOARDING TREES (MOSTLY CLEARCUTTING), NO BOARDING FENCES, (TRESSPASSING, VANDALISM, & SECURITY) AND APPROX 2 YEARS OF CONSTRUCTION. THESE ITEMS ALL SEEM TO BE DEFERRED TO SITE PLAN STAGE RATHER THAN FITTING THE CURRENT ZONING REQUIREMENTS. IN OTHER WORDS WE WILL FIT THE ZONING TO THE PROJECT INSTEAD OF FITTING THE PROJECT TO THE ZONING.
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- Street Master Plans are carried out with the intention of coordinating with infrastructure projects such as underground work. Above-ground changes to the streetscape, such as lane re-configurations, bike lanes, widening of sidewalks and other changes to the right-of-way impact the below grade infrastructure. Therefore, the coordination of above and below ground works assist in reducing unnecessary disruptions to adjacent property owners, businesses, vehicular traffic and pedestrians.

I ask that you take into consideration these issues in your decision to permit a Condominium on the Postage stamp property.

Regards, Frank Van Hullenaar .

33 Douglas Road, Ancaster. L9G 2E2
905-648-1332

Frank Van Hullenaar
TGC Mechanical Services Inc.
Rotating Equipment Specialist

Schneider, Melanie

From: TOM ST. MICHAEL <tstmichael@cogeco.ca>
Sent: January 7, 2019 2:20 PM
To: Schneider, Melanie
Cc: tstmichael@cogeco.ca; Frank Hullenaar; Ferguson, Lloyd
Subject: RE: condominium application (25CDM-201816)

Hi Melanie,

We are opposed to the term "vacant and land" considering the fact there is a house on the property at #121 Fiddlers Green Rd.

We have vehemently opposed the construction of a condominium road since the outset of the project by the previous owner.

We appealed the City of Hamilton decision to grant approval for rezoning of the property to the Ontario Municipal Board (Mar 05/2018).

We feel now, as we did then, that mature neighbourhoods need not to be protected from infilling and over intensification. The subject property is part of the "ER" (existing residential) zoning of the survey known as "Greenside Acres" as designated in the Ancaster Wilson Street Secondary Plan.

There are NO condominium roads in any mature neighbourhoods in Ancaster.

All single family homes have their backyards backing on to another backyard. That is the character of existing residential neighbourhoods.

We, and other neighbours on Douglas Rd., have requested from the beginning of this project that any road that is built on the subject property should be located on the north side, not the southside, to be compatible with existing character.

Please keep us informed of the Public Meeting regarding the staff report that will be available to the residents.

Respectfully,

Tom and Teresa St. Michael

On 01/07/19, "**Schneider, Melanie**" <Melanie.Schneider@hamilton.ca> wrote:

Hi Tom and Teresa,

Thank you for your email regarding the above noted application. Please note that we have yet to schedule a date for the Planning Committee meeting. I kindly request that you provide some of your concerns in writing, such as in response to this email, so that your concerns can be included in the associated staff report. The report itself needs to be prepared prior to the Planning Committee meeting so it would be appreciated if we could review and potentially address your concerns as soon as possible.

Regards,

Melanie Schneider

Planner II

Development Planning, Heritage & Design, Suburban Team

Planning & Economic Development Department

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71 Main Street West, 5th Floor

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e. Melanie.Schneider@hamilton.ca

From: TOM ST. MICHAEL <tstmichael@cogeco.ca>

Sent: December 20, 2018 4:08 PM

To: Schneider, Melanie <Melanie.Schneider@hamilton.ca>

Cc: tstmichael@cogeco.ca; Frank Hullenaar <vanhullenaar@gmail.com>; Ferguson, Lloyd <Lloyd.Ferguson@hamilton.ca>

Subject: condominium application (25CDM-201816)

Tom and Teresa St. Michael

25 Douglas Rd.

Ancaster, ONT

L9G 2E2

(905)648-1659

Dear Ms Schneider,

We received the notice of the application for Draft Plan of Condominium Lands at #121 Fiddlers Green Rd.

We will definitely be attending the Public Meeting to inspect the staff report.

And we will be making an oral submission on the application at that time. Which will be followed by a written submission.

We are also asking to be notified of the decision by the City of Hamilton with respect to the Draft Plan of Condominium, and also any decision made with regards to the Site Plan Application DA-18-207.

Respectfully,

Tom and Teresa St. Michael