

Paul Martini

City Clerk
Corporate Services Department
71 Main St. West,
Hamilton Ontario
L8P 4Y5

September 11, 2018

Re: Planning Committee Meeting for 261 King St. E. Stoney Creek
J.A.N. Group Inc. Files UHOPA-16-028
ZAC-16-068
Meeting September 18, 2018

Please find attached, information in respect to my concerns in regards to building a 4 storey building next to my home.

I am planning on attending the meeting, however due to serious health problems with our 2 year old grandson this may not be possible. He is battling Leukemia and spends a great deal of time as a patient at the McMaster Children's hospital.

Sincerely,

Paul Martini

Information from Paul Martini – 267 King St. E. Stoney Creek, ON

Re: J.A.N. Group Inc. proposal to build a 4 storey multiple dwelling building at 261 King St. E. Stoney Creek.

History:

My parents built our home situated at 267 King St. E. (east side of 261) in 1941. At the time, the area of mostly farm land and King street was a 2 lane road. I now own the property.

There was a home situated on the property at 261 King St. E. An addition to the home was added by Ivan Kontic when he and his family moved to the site.

Over the years prior to Mr. Kontic buying this property, several homes were built in the neighbourhood. Every new home resulted in those properties being built up to a height much higher than my parents home and the property at 261 King St. When a new survey was built to the rear of my family property concern was expressed that our property would be flooded. The municipality at the time built catch basins on the properties in the survey and added a small drain to my parents property. There was an understanding that they would be maintained by the municipality.

This was to compensate for the ditches on what was the farmland to the rear of these properties before the survey was built.

Now from what I have heard, the city of Hamilton will not maintain the drainage system. It's up to the property owner behind us. Well good luck with that.

Additionally, Mr. Kontic who had drainage problems on his property at 261 King St. dug a trench to drain that property onto my property as I had a small drain. He did tell me about this after it was done. My backyard frequently is flooded when we have major rainfall and in the Spring Season.

261 King St. has been rented out since Mr. Kontic moved. In the Spring after a major storm with heavy rain a male person was observed digging a trench into my property. He left before I was able to confront him. My yard was flooded to the point that it came close to my garage and home. This is the first time that we actually had ducks in our yard.

My property is at the level the surrounding land was prior to them building and backfilling. Totally unfair, but allowed.

When Mr. Kontic first purchased the property at 261, he was planning on building 6 townhouses. Later he applied to build 12. At some point in the application it was found that the sewer system would not be sufficient to handle this many homes on the lot. Kontic would have to pay for sewer alterations. The sewer is divided in front of the property. My home, the sewage runs to the east and 261 runs to the West. This is what we were told.

When this came up at a meeting with JAN held by Maria Pierson, Maria denied this was the case. When myself and others argued the point in history, Maria said all of the documentation was destroyed in a city hall basement flood.

Ivan Kontic tried to tell me that this issue had been repaired and it was storm sewers.

King Street was widened in 1992. Sidewalks were added and property on both sides of King street were purchased to eliminate the sharp curve in the street.

Prior to the construction, it was decided that taking the curve out was too costly as all hydro and telephone poles would have to be moved.

There has been no road construction or sewer construction since 1992. We were here. How could the sewer problem have been repaired when there was no construction?

Traffic on King Street has increased and there are many dangers with this curve. It is extremely difficult to pull out of our driveways. Vehicles speeding makes the situation worse and it's especially bad when they speed up to catch a green light at Greens Rd.

Although parking is allowed I have never seen anyone park on the north side of King St. in the area of the curve. People on the south side do park on the street at times. A number of parked cars have been struck.

The hydro pole in front of my home has been struck several times. I have had to call hydro to check the damage. A month ago a Darts van hit the pole and destroyed it. It was immediately replaced and still the lower part of the old pole is there wrapped with caution tape and cones. Our street is dangerous and can you imagine what a 4 storey apartment building with 45 units or more and insufficient parking is going to do? If vehicles parked near my driveway they would block a view of west bound traffic. Other main 4 lane roads do not allow parking, why is it allowed on King Street. With the construction of the LRT our part of King street will be even more heavily travelled. I suggested that city staff need to try pulling out of our driveways or turning into them in order to see the danger.

My life has been policing and public safety. I have experience in dealing with traffic concerns. In my opinion, there will be serious consequences with the number of vehicles coming and going from this apartment building and the situation will be greater with insufficient parking for tenants and visitors.

All homes in this area are detached single family homes. A 4 storey building is inappropriate for the area, especially with a building this size on a 1 acre lot.

As previously mentioned, I will be flooded out with a building this size taking up most of the lot. With insufficient sewers and drainage there will be problems.

The attitude of the people responsible for this building is, "you can appeal LPAT, but you won't win. This is also the opinion of Maria Pearson.

Thank you for any assistance you might offer. So far we have had no advice or assistance from our councillor.

Mr. Michael Visca 6 Elvia Crt. Has a petition opposing the building of this apartment building that was signed by more that 140 local residents.

Yours truly,

Paul Martini





