

Hello Mr Zajac,

We are today in receipt of the application by Fontana Homes for amendments for the above noted lands.

While we of course expected a development to eventually be proposed on the vacant land opposite us, we are completely surprised at the density of the planned development, that is, we expected that at best there would be single family homes, or perhaps as an alternate, block town homes.

This proposal calls for three level stacked town homes, with a total of twenty seven units, which, unless I am mistaken would require a variance from low density to high density residential.

Perhaps you may comment on this in a return email, if I am mistaken on this point.

As well, if, once again I am reading the plans correctly, this proposal would require an inordinate number of variances, at least ten by my reckoning.

Is this normal? Is there a precedence?

I should also like to point out that no where in this community, that is, the Meadowland of Ancaster is there a development of stacked town homes in such close proximity to single family homes.

There is of course several developments of block town homes directly beside or adjacent to single family homes, which is, in my and many other homeowners here completely acceptable.

We would like to ask you for your guidance in how to go about voicing our concerns in this matter, as we are neophytes to the required procedures.

Thank you in advance, we look forward to hearing from you.

**Zajac, George**

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**From:**  
**Sent:** December-05-17 8:31 PM.  
**To:** Zajac, George  
**Subject:** UHOPA-17-032 / ZAC-17-072

Dear Mr. Zajac,

I am writing to express my serious displeasure at hearing about the proposed development at 35 Londonderry Drive, Ancaster, Ward 12. My main concern is with the additional street parking that will result from this development. Most townhome complexes only allow parking for one vehicle, yet most homes own two or more vehicles. This leaves homeowners to find street parking.

We live on Lowinger Avenue. Not only do many of my neighbours on Lowinger Avenue park on the road, but the employees of Meadowlands Daycare also park along our street, as well as along Londonderry Drive. The parking situation is bad enough in the summer, but it is terrible in the winter, when people park on both sides of Lowinger. Add snowbanks on either side of the road and often the street is reduced to the width of one vehicle. A couple of years ago, the road was so narrow that a garbage truck could not get through. I often wonder what would have happened if an emergency vehicle had tried to get through.

**I would like some assurance from the City that we the existing residents of Lowinger will not be adversely affected by this development, specifically, that we will not have MORE vehicles parked in front of our homes and blocking our streets.**

Also, please remove our personal information from any published reports concerning this development.

Ancaster

**Re: Notice of Complete Applications and Preliminary Circulation for Applications by Fontana Homes Inc. for Official Plan and Zoning By-law Amendments for Lands Located at 35 Londonderry Drive, Ancaster (Ward 12) Files: UHOPA-17-032 / ZAC-17-072**

Hello Mr. Zajac,

We are [redacted] and we own the property at [redacted] Ancaster that is directly across from the proposed development at 35 Londonderry Drive Ancaster.

We have received a notice from the City of Hamilton regarding an application for several variances to facilitate the development of 27 three storey stacked townhouse units on the property situated at 35 Londonderry Drive.

The request to re-designate the density level of this property is very concerning. This property is accessed via a court that is not designed to support the level of traffic and spill over parking that will result from the increase in population density as requested. If access to the property was from Golf Links Road it would be a different scenario.

We already had to have parking restricted within the court during the week as it became difficult to maneuver vehicles within the court due to staff from the Meadowlands Daycare parking within the court. There was an incident before the parking restrictions were put in place when a resident of Londonderry Drive had a heart attack and the arriving fire truck had difficulty getting in and out of the court due to all the vehicles from the Daycare that were parked within the court at that time. The current parking restrictions do not apply for evenings or on the weekend so residents &/or visitors to 35 Londonderry Drive will be attempting to park within the court again.

An increase in the density level will also have a resultant increase in the demand for student space within the already at capacity educational system in Meadowlands.

The size of the proposed stacked townhouses is also concerning. We have attempted to become familiar with exactly what a stacked townhouse looks like. We have observed several of them and none are in an area of single family homes within an established survey such as Londonderry Drive and Meadowlands. They were on or off main roads such as Garner Road Ancaster and Rymal Road East Hamilton. The size of the proposed townhouse units for Londonderry Drive is totally out of proportion to the existing established block townhouse units in the survey and the single family homes already in the court. The proposed 27 stacked 3 storey townhouse units to be contained within 3 buildings will be comparable to the size of 3 small apartment buildings that will overpower the existing block townhomes and single family homes in the immediate area.

The plans we have been provided show minimal green space being maintained within the development. Is this not a concern as to an increase in storm water runoff into the sewer system and to the nearby conservation land?

The request for all the variances required to fulfill the developer's proposal and the extreme over development of this land needs to be reviewed as to the enormous impact it would have on this neighbourhood as well as the resultant decrease in value of the 5 single family homes on the court.

We have been expecting development of 35 Londonderry Drive since we moved into our home at Londonderry Drive in 2003. We inquired with the city at the time and were assured that the property could be developed for single family homes or block townhouses. The size and nature of this proposed project is completely out of character with the Meadowlands Development of Ancaster.

We expect our comments and concerns to be represented in any reports regarding this property. We also request that we be provided with any more information and/or meetings regarding the development of this property.

Regards,

**Zajac, George**

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**From:** [Redacted]  
**Sent:** November-22-17 9:02 AM  
**To:** Zajac, George  
**Subject:** UHOPA-17-032 / ZAC - 17 -072

Dear Mr. Zajac,

[Redacted], which is directly across the street from the property affected by this zoning review and OPA. Notwithstanding the negative effect these townhomes will have on our property values, which is undeniable, I would like the City of Hamilton to take into consideration what the increase in traffic will do in such a small area.

A few years ago the City's bylaw department put up signs restricting parking in our court during business hours because of the number of employees from the daycare (on Golf Links Road) parking in our court and restricting our ability to get through. Our cul de sac, like many courts, is the last to be cleared of snow during the winter so the access to and from is severely narrowed from snow accumulation. We witnessed in 2011-12, the painful attempt of an ambulance trying to negotiate parked cars in order to assist our neighbor (who has since moved) when he had a heart attack. Residents in these new townhomes, and their guests, will likely park in our court after those business hours, again restricting our access.

We purchased our home, as did others in our neighborhood, assuming that like homes would be built in that vacant lot. Homes, similar to ours, that would accommodate 2 or 3 cars would not impact the safety of the residents in our court to the extent that 27 stacked townhomes would. Traffic and parking would be a nightmare and I implore the City of Hamilton Planning Department to not recommend approval of this application.

Thank you for your consideration. Please feel free to contact me at [Redacted] if you need more information.

Sincerely,

**Zajac, George**

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**From:** .  
**Sent:** November-25-17 11:15 AM  
**To:** Zajac, George  
**Cc:** Ferguson, Lloyd  
**Subject:** UHOPA-17-032/ZAC-17-072

Sent from Yahoo Mail for iPad

Hello George,

Here with a further to my original email to you regarding the above application, I would like to comment on some more thoughts that I would like to add and be included on the file for this application. As we already have a large high density block of town houses on one end, along with a three story apartment building backing on to the proposed application vacant lot and a large two story day care centre on the other end of Londonderry drive, in my and other residents thinking, we have fulfilled our obligation for higher density properties in this area!

As a further complication that you should be made aware of the south side of Londonderry Drive from Meadowlands Boulevard to the intersection of Lowinger Avenue is currently completely jammed with parked cars from one end to the other on a daily basis with vehicles belonging to employees of the aforementioned day care centre along with other employees of the power centre on Golf Links as well as overflow parking from multiple vehicle owners currently living in the townhouses on Londonderry Drive.

With the above in mind, if further high density building is allowed on Londonderry drive, what is there to prevent multiple vehicle owners from the proposed project and their visitors from taking all the rest of the available parking on this short street?

I do not think it is much of a stretch to see this coming to pass, if allowed.

To re-iterate, we think that as single family home owners who pay as much property tax as other single family homeowners in this neighborhood who are not facing this outcome, and, that the obligation as regards high density housing and related traffic has been fulfilled, that we on Londonderry Drive are being overly burdened. Frankly, we believe a message to this applicant should be made, and that further, if any building is to be approved, it in all fairness should be more single family homes!

Thank you

December 3<sup>rd</sup>, 2017

Re. UHOPA-17-32 / ZAC-17-072

Dear George Zajac,

It is [redacted] who reside at Londonderry Drive. We received your letter regarding the proposed project of building 27 townhouse units on the property at 35 Londonderry Drive. This project looks inappropriate given the following concerns:

- (1) As you know, the land lot at 35 Londonderry Drive was originally designated for single home(s) or block townhouses, which is reasonable given the size and location of the lot as well as the nature of the Meadowlands Neighborhood. Medium or high density residential are not appropriate, neither reasonable.
- (2) Development of 27 townhouse units will inevitably lead to traffic jam and parking issue on Londonderry Drive. It will affect not only the residents on the Londonderry Drive, but also the residents who reside at Lowinger Avenue and drive through Londonderry on daily basis.
- (3) Big concern will arise during the snow season in winter. The current parking restrictions at Londonderry Drive do not cover nights or weekends. The city snow plow truck could not enter the end of Londonderry to clean the snow when there were cars parked on the both sides of the road. This caused big problem for us and our neighbors in the past. Adding 27 residential units will inevitably worsen the situation and will significantly affect the daily life of residents on Londonderry.
- (4) The value of all the single homes on the court will be adversely affected due to the aforementioned reasons.

In order to maintain our community healthy and functional, we strongly recommend you to reject the application to re-designate the subject lands from low density residential to medium/high density residential within the meadowlands neighborhood.

Thank you.