

**M&M TABLES LTD.**

151 Highway No. 20 South  
Stoney Creek, Ontario  
L8J 2T7

Tel: (905) 578-9930

Fax: (905) 578-9422

April 28, 2017

City of Hamilton  
Planning and Economic Development Department  
Development Planning, Heritage and Design – Suburban Team  
71 Main Street West, 5<sup>th</sup> Floor  
Hamilton, Ontario  
L8P 4Y5

Attention: Robert Clackett

Dear Sirs:

Re: **56 Highland Road West, Stoney Creek**  
**Files UHOPA-16-021, ZAC-16-057 and 25T-201608**

We are in receipt of your letter of April 5, 2017 concerning the proposed changes to the property known as 56 Highland Road West, Stoney Creek.

As the owner of the property at 151 Upper Centennial Parkway the main abutting neighbour, M&M Tables **does not have an objection** to the change in redesignation from Low Density Residential 2b to Low Density Residential 3c. M&M Tables does have reservations about the change in land structure and elevation.

M&M Tables would again like to voice my concerns with respect the drainage of the property at 151 Upper Centennial Parkway. Will there be provision made with any new development to ensure proper drainage from the surrounding properties and 151 Upper Centennial Parkway as the natural drainage will be significantly altered.

M&M Tables is also concerned what the elevation height that this Subdivision plan will have and the impact on the property at 151 Upper Centennial Parkway.

M&M Tables has a concern about the "OS" section of property that is shown on the Location Map that is being shown at the rear section of M&M Tables' property. What will be the intended use of this "OS" section of land? Why is it being shown as encroaching on the registered property at 151 Upper Centennial Parkway?

... cont'd Pg. 2

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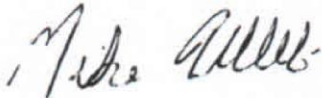
As stated in previous submissions to the Planning and Economic Committee dating back to 2007, any change in elevation in the properties surrounding 151 Upper Centennial Parkway will result in it becoming a "hole" in the site plan. As a result of this, there will be serious impact to my business due to lack of exposure. Also if there are serious elevation changes between 151 Upper Centennial Parkway and the surrounding properties the hook-up for city water and sewer will not be allowed due to the property being lower than the sewer and water lines. There will also be a serious impact in the winter due to a change with wind circulation and snow accumulation. This has been evident with the construction of the plaza and a 2.5-meter high block wall built to the south of 151 Upper Centennial Parkway. There will also be issues with flooding from water run-off if there are any changes to site elevations. There had been flooding issues already at 151 Upper Centennial caused by higher elevations with the south neighbour. The City of Hamilton has been at 151 Upper Centennial in the past years to increase the culvert size and clean the ditches (200-feet only) to help alleviate some of the flooding.

M&M Tables was advised by a few staff members of the City of Hamilton that they would minimize the negative impacts caused by the development to the north and west. However there was no explanation as to what was going to be done to minimize those negative impacts. If the negative impacts cannot be minimized or achieved, then a one-time development fee should be applied to the new development to make 151 Upper Centennial Parkway property level up to the new grade and it would have to include raising the property level height and the existing building. M&M Tables would also direct you to review the City of Hamilton Information Report dated March 23, 2010 for Ward 9 under Report No. PED10052 and also any letters on file from M&M Tables dating back to 2007.

M&M Tables requests notification in writing of any and all scheduled public meetings that pertain to this property zoning amendments.

Thank you for the opportunity to register my concerns.

Yours truly,  
M&M Tables



Mike Tellerd  
President

cc: Councillor Doug Conley, Ward 9  
S. Robichaud, Director of Planning and Chief Planner, Planning Division  
A. Fabac, Manager, Development Planning, Heritage and Design



Penta Properties Inc., 4480 Paletta Court, Burlington, Ontario L7L 5R2  
tel: 905.632.6036 fax: 905.632.0064 www.PentaProperties.ca

May 2, 2017

Robert Clackett  
City of Hamilton  
71 Main Street West  
Hamilton, Ontario  
L8P 4Y5

Dear Mr. Clackett:

**Re: Applications by Midevco Commercial Realty Corp. at 56 Highland Road West  
Files UHOPA-16-21; ZAC-16-057; and 25T-201608**

We are in receipt of your Notice of Complete Applications and Preliminary Circulation for the above noted applications, and wish to provide our comments.

We own the land which abuts the northwest corner of the subject property, which is shown on the plan attached to the notice as "Block 25". While we were at one time discussing the possibility of this Block 25 road access with Midevco, it was ultimately decided not to move forward, therefore Block 25 no longer exists and has been replaced by serviced townhouse units within our subdivision. There will be no road connection at this location, therefore the subject plan will need to be modified/updated accordingly.

How is stormwater management being dealt with on the subject lands? Is the water going to be draining to the stormwater management pond we will be building on our property? If so, we request a draft plan condition requiring Midevco to pay their proportionate share of the construction and maintenance costs of this pond.

We reserve the right to provide further comments once Midevco provides you with their revised draft plan, and request that we be given a copy to review at that time.

Yours truly,  
**PENTA PROPERTIES INC.**

A handwritten signature in black ink, appearing to read "Dave Pitblado".

Dave Pitblado  
Director, Real Estate Development