

From: [REDACTED]
To: [Golden, Alissa](#)
Cc: [Ferguson, Lloyd](#); [Whitehead, Terry](#); [Vrooman, Tim](#)
Subject: FW: "1157 Garner Rd. recommended for a listing as a non-designated Heritage
Date: January 25, 2021 9:19:21 PM
Attachments: [Home Cladding.jpg](#)
[Porch extentsion.jpg](#)
[replaced, patched chimney work.jpg](#)
[ice and Wood Pecker damage.jpg](#)
[ice and squirrel damage.jpg](#)
Importance: High

Att: Alissa Golden

RE: " 1157 Garner Rd E was identified as an historic property of interest/and is being recommended for listing on the Municipal Heritage Register as a non-designated property..... Listing does not prevent demolition, but does provide a short-term delay(60 days) "

Hello Alissa,

I received your letter by mail, and I object to any change to the current designation and bylaws with the City of Hamilton with regards to 1157 Garner Rd. Ancaster ON.

I am submitting written comment for the virtual meeting of the HMHC, against the purposed non-designated for 1157 Garner Rd. for the following reasons :

- 1)* it will interfere/complicate with my development rights, which I have been planning for nearly 3 decades.
- 2)* This house over many years has heavily modified, both internally and externally and has retained no originality.
- 3) *"Flanked by mature trees"(Most of the trees are severely damaged, dying and are being held together with mechanical aid)
- 4*)Listing will definitely affect property value
- 5)*"This property is visually and historically linked to its surrounding" ???

- 1)*** Interference and complications with my development rights:

I have spent considerable time and money over the past 29 years with attending City Hall meetings, including many emails and with the designing and planning of 1157 Garner Rd.

If you simply google Don, and Donato Cascioli, you will find many records on the internet stating my intent to develop 1157 Garner Rd,(and 1175 Garner as well) including two OMB hearing in 2004(PL040278) and 2018(PL161240.)

Some past communication and comments in regards to developing 1157 Garner RD. with City staff include:

Doug Waddell, Thomas Cameron, Tanya McKenna, Terry Whitehead, Alvin Chan, Anita Fabac, Melanie Schneider, S Robichard, Mayor Eisenberger, Yvette Rybensky, Carlo Ammendolia, Tim Vrooman and Mr. Lloyd Ferguson. Never once was the issue of non-designated a topic of discussion.

To demonstrate the full development potential of units for 1157 Garner, I along with Dave Elliot (my Real Estate Lawyer) attended a meeting with Losani homes on April 6, 2017 .(At the time Losani showed interest in the properties, but no actual sale ever took place) At the meeting a representative from Losani home, Cory Giancanti and Losani's legal counsel William Liske presented a sketch that showed a design layout with 16 Town Homes for 1157 Garner Rd. The average price of a condo in Ancaster is in the \$600,000.00 range. If you times that amount by 16 units, the fully developed survey would have a value around 10 Million dollars.

You also mentioned "Listing does not prevent demolition, but does provide a short-term delay(60 days) This interim protection allows staff time to discuss alternative to demolition with the land owner"

Even If I were to relocate the home on a corner of the property, I don't think it would visually fit well with a row of town home. For my experience as a landlord, contractor, registered Real Estate agent, and my begins as a developer with 1175 Garner Rd. in a past formal consultation meet with the City on Oct.13 ,2019 with about 20 City staff members including Yvette Rybensky. I am certain this would greatly complicate matters with the City Planning committee. Not To mention great costs involved in moving the piecemealed home, building a new foundation and connecting to new water and sewer services. Also this house's foot print would also occupy space for approx. 2 town homes, which does not make economic sense.

2)***Heavy Modification/additions and renovation of home.

This past summer I painted the outside of the home, and noticed many changes, and modifications through time.

a) Change in Cladding

A view from the outside of the home shows 5 different outdoor cladding added to the home over the years, poorly fitted (**SEE ABOVE PIC 1 Home Cladding**)

TYPES OF CLADDING CHANGED/ADDED OVER THE YEARS:

- Wooden board and batten
- Metal siding
- concrete parging

-wood siding (used siding in various widths mismatched.)see pic 3

-Pebble dash-There are cracks all over this finish. This form of stucco is common on many homes in the downtown area built in 1940s and 1950s

This finish is a technique used by builders to cut costs to maximize profit. It is a cheap alternative to fine brick and stone masonry work.

b)Porch has also been added and expanded over the years.(SEE ABOVE PIC 2 Porch extension.(porch was not original to house)

- One section is poured concrete (40 years old) sitting on modern day concrete block footings covered in pressure treaded lattice, and the other section was added much later built with pressure treat wood that has been painted due to decay.

-all wood railing have also been replaced with pressure treated lumber in the 1990s (I added a coat of paint this summer, as the wood was beginning to rot once again)

-porch ceiling sheeting is typical plywood

c) Windows

-original window opens have been cut out to accommodate larger windows.

-many windows had to be filled with outdoor puddy because of wrought.

d) Doors (see pic 1)

-all doors, casing, and hardware have been replaced in the 1970s.

e) Chimney

- was replaced and mended many times using different common brick (see pic.3 replaced, patched chimney work)

f) Addition to rear of home (See pic 1)

-the rear wall of home from one end to the far wall was removed and extended by about 10 feet to make the kitchen and bathroom larger.

- The newer addition sits on modern day concrete block footing.

-windows are typical of the 1980s and 1990s (see 1 and pic 3)

g) Roof

-shingles have been replaced many time over with asphalt, and also re sheeted with plywood.

h) Basement

- at one point in time it was just a crawl space, and was later excavated in the past for a greater depth, then formed with plywood and concrete.(typical of today's construction)

- difference in ceiling high is about 4 feet higher, bring the new height to a little over 6 ft.

- Since all the recent development and change in grading, my tenants inform me the basement leaks.

- I have had many conversations with the City of Hamilton about the grading. I last spoke with Carlo Ammendolia in April 2020. He has made notes of some improper curb heights, and swales that were never added to 1169 Garner Rd. development. To date he has not return any of my

emails.

- one modification was made with the extension of asphalt and addition of a concrete curb surrounding a storm sewer...(This work was done, as I first had to bring it to the City's attention) How did this survey receive a grading certificate? One side of the development is 6 feet higher than 1175 Garner rd.(a Property I also own) and all the grading is sloping on a 45 degree angle towards my back yard.

Also this retaining wall abutting to my property to complete this new 92 town home development is already beginning to form many cracks. From my past 30 years of experience in construction I would strongly recommend sending an engineer to inspect this wall.

- a past tenant of mine at 1175 Garner Rd. reached out to The Spec to voice her frustrations with the grading and basement constantly filled with mud and water.

Google " The sad fate of a special place for dogs" for the fully story(The Spec)

i)Interior

- floors consist of peel and stick floor tile, linoleum, carpet, painted plywood sheets, and mix matched hardwood.

- all interior doors and hardware have been replaced in the 1970s.

- all baseboards were replaced in the 1990s with MDF (glue resin and wood saw dust composite)

- walls are drywall downstairs, and 1970s style wood paneling upstairs.

- stair case has been replaced within the last 40 years.

- ceilings construction design are typical of the 1970s.

- lighting fixtures are from the 1980s.

A SECOND OPINION

I have a very knowledgeable neighbor living down the road from 1157 Garner Rd. for 65 plus years, his name is Mr. Raymond Wilson. Raymond's family I believe has been living in Ancaster since the 1800s. Raymond is a very well respected member of the community, and is VERY VERY well known within the City of Hamilton's planning Dept. He serves on many boards, just to name a few....Scottish Rite, Ancaster Fair Grounds, and ANCASTER TOWNSHIP HISTORICAL SOCIETY. (I believe Raymond Rd off of Garner was named after him as well) This gentleman is well known for his in-depth knowledge of history in Ancaster. He and his past family have owned many properties on Garner Rd.

I spoke to Ray over this past weekend, and he could not believe 1157 Garner Rd. was identified as a potential property of interest. His Uncle Arthur Epps used to own 1157 Garner rd. Raymond informed me that the house was used as a rental for many years. He said that the house on 1157 Garner Rd. is a piecemealed house. No originality, and has had additions, and changes over the years. His personal opinion is the home has no historical or architectural value.

3)***"Flanked with mature trees(Trees are severely damaged, are dying, and being held together by mechanical aid..See pics 3,4,5)

Over the years many trees have been critically damaged by:

- by ice storms resulting in broken branches and split tree trunks

- Wood Pecker, and Squirrel damage

- damaged root system by survey construction(see pic 3)

-old age, center of tree trunks are rotten and trees are at their end of a life cycle.

4)*** Listing will definitely affect property value

-I am also a licensed Real Estate agent working for Kronas Real Estate. This company has been around for 69 years. A few past projects Kronas has been involved in are COAHP Task with the City of Hamilton, and assembly of the Meadowlands in Ancaster. I have benefited greatly with knowledge by working with this company first as an investor in 1992, and now as an agent.

-I do not plan on selling this property, but if a listing were to be created, the non-designated property status under Section 27 of the Ontario Heritage Act would turn away all investors, and developers once it appears on the Real Estate listing.

-I have been approached in the past to partner with a large developer for 1157 Garner Rd. I can assure you with no doubt in my mind that this designation would end my potential partnership.

5)*** This property is visually and historically linked to its surrounding" ???

- To the west abutting on my side yard is a square building known as the Ancaster water pump station

-Beside this pump station is a future project that is supposed to contain a 9 story building with 92 units. Terry Whitehead knows many particulars of this future project.

-to the east abutting on to my property is a 92 unit development by Losani.

-in behind my property are more towns, and million dollar homes.

- a few hundred feet down the road are countless new homes built by Marz, Rosehaven, Desantis, Losani, and DiCenzo all built within the last couple of years.

- further down the Garner Rd across Miller is the Silvestri Home built in 1995. It is considered by many to be the Largest single family home in Canada.

My property does not visually or historically link to the surrounding.

I have been planning development of 1157 Garner Rd. for almost 29 years since ownership. Mr. Lloyd Ferguson was present at many meetings in the past. He helped me, and guided me tremendously with my many questions in regards to future development of my land, such as traffic, units per hectare acre, etc. Never once did any City staff member raise any interests for my property as a non-designated property requiring a 60 day delay for demolition. Why now 29 years later? If the property had any value, it would have been already designated long ago.

This house was cheaply constructed, and treated as such by the many owners and landlords with upkeep, cost cutting maintenance and additions. My expert personal opinion from Raymond Wilson reinforces my own statements. 1157 Garner Rd has not retained its original building footprint, nor any of its original visible features both interior or exterior. This is not a stone building, there is no Slate roof. This home in any shape or form cannot be compared to either The Shaver Homes, or the Rousseau.

Trees have reached the end of their life cycle due to time, and the elements. To sustain any type of building on this property, Soil levels will have to be eventually raised to match Losani's Grading.

Listing this property with the purposed designation, from my past experiences, and after receiving professional advice over the weekend, there is absolutely no doubt that this will deeply affect my property value. I am also in remission from cancer, and this is causing me unbearable stress.

Today this property sticks out like a sore thumb, and is totally out of character or fit. It is wedged beside a square commercial building, (Ancaster water pump station) a purposed 9 story building a 92 town house development, and an endless sea of new construction down the road. I encourage you to drive by 1157 Garner Rd. and see for yourself.

1157 Garner is situated in a perfect location for high density. We need more intensification, efficiency and sustainability. (Place to Grow 2006) It has the potential to serve as homes for 16 families, as there is a great need for more housing. It is close to shopping, and close to the airport. This development would be transit-supportive, as there are several bus routes across the street. It also would generate tax dollars for investments in infrastructure. (sidewalks along Garner is much needed as I see students crossing the street on the stone shoulders, particularly dangerous in the winter with snow, and ice at Garner and Glanaster road.) This non designation would not benefit the overall community. The house was an inexpensive home to build, and retains no originality, visually or structurally. Is this really worth it? How much tax dollars in the exploration of this non-designation of 1157 Garner Rd. is this costing our tax payers?

Has the Ancaster Village Heritage Community/Hamilton Municipal Heritage Committee taken any of the above in consideration?

I think not.

Donato
Cascioli











Sonoma Home's
purposed 9 story
Building

Görner Rd ↗

Ancaster
Water
Pump Station

1157 Görner Rd.

Losani's 92
Unit Townhouse
Complex





