

Dal Bello, Rino

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From: [REDACTED]  
Sent: Thursday, November 25, 2021 5:12 PM  
To: Dal Bello, Rino; clerk@hamilton.ca  
Subject: 541- 545 Fifty Road Stoney Creek (Ward 11)

November 25, 2021

City of Hamilton  
Planning and Economic Development Department  
71 Main Street West, 5th Floor  
Hamilton, ON L8P 4Y5

Re: 541-545 Fifty Road, Stoney Creek ZAC-21-045,25CDM-202120

To the Clerk Dept and to whom else it may concern:

We are writing to communicate our concern regarding the proposed development of 541 and 545 Fifty Road. We are residents local to the area of this proposed development and would be directly impacted as our property would border this development. As others who are impacted by this development one of the primary reasons we chose our property that backs onto the Fifty Road land is because of the developed trees and privacy.

Our main concern is to save at least the perimeter trees that line all existing properties. Specifically, we have 8 trees that are very close to our property line, we would like to save those trees as they provide pleasing landscape and maintain the beauty of our area.

We have sent this letter to communicate and emphasize our desire to the preservation of the trees and keep the beautiful landscape of this area.

Sincerely,

[REDACTED]

To: [clerk@hamilton.ca](mailto:clerk@hamilton.ca)  
Subject: 541-545 Fifty Road, Stoney Creek

Dear Sir/Madam,

I'm writing this email to express my concerns with the proposed development at the above address. I understand there will be 11 homes replacing the only 2 already there. I also understand there will be approximately 20 mature trees being removed to do so. The number of mature trees in our neighbourhood is already minimal and taking away so many is very concerning. Further, there are many birds, owls, rabbits, possums, and raccoons that live on those properties and will be losing their homes. What steps will be taken to safely move these animals to a new location? I also have concerns about safety during construction. On a Zoom informational call, the developers stated they would not be putting up fences before/during/after the build. Our lot backs on to these properties and we do not have a fence on that property line. I have two young children who enjoy playing in our yard. I do not like the idea of dangerous equipment, machines, and materials being left open to our property like this. It is not safe. Further, we have an easement on our property in order to allow the City to have access to a drain. I'm concerned that the workers who do the development will feel they can walk from Kingston Road through our property to the development area. Where are these workers supposed to park? Street parking is already so limited in our neighbourhood this will cause a huge issue for residents who must park on the street. I do not understand why there is a need to replace 2 homes with 11. It does not fit in with this community and is not needed. Traffic and volume of people are already an issue. I understand these are older homes and need to be replaced. But why not replace 2 homes with 2? 11 is excessive. Thank you for listening to my concerns.

[REDACTED]

Dal Bello, Rino

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**From:** [REDACTED]  
**Sent:** Wednesday, November 24, 2021 8:06 PM  
**To:** Dal Bello, Rino; clerk@hamilton.ca  
**Cc:** [REDACTED]  
**Subject:** Comments for ZAC-21-045, 25CDM-202120 (541-545 Fifty Rd., Stoney Creek (Ward 11))

Zoning By-law Amendment (File No. ZAC-21-045)  
Draft Plan of Vacant Land Condominium (File No. 25CDM-202120)

Good evening,

I hope this email finds you well. As residents of [REDACTED] Stoney Creek, my wife and I are writing to share our concerns over the proposed development of 11 single detached lots to be developed at 541-545 Fifty Rd., Stoney Creek (Ward 11).

These concerns include:

1. Not enough parking to accommodate the resident's and guest's parked vehicles in the proposed development. Living on Kingston Rd. already presents congested, and at times, dangerous parking and driving situations. These are further compounded in the Winter months when allowed parking is reduced to one side of the street. There is a risk that by not having enough parking spaces in the proposed development will force cars to park on already congested adjacent streets, such as Kingston Rd.
2. Shadowing and obscuring of sun to existing properties that surround the proposed development.
3. Lighting and the spill effect it will create into existing properties.
4. Visual sight lines created into existing housing.
5. Close proximity of the proposed housing to the property lines.
6. Impact that construction may have to existing housing foundations and retaining wall structures that are currently in place.
7. Removal of mature trees. Despite efforts to replant the same number of trees, this will not be sufficient to replace the current level of green space that is present and enjoyed by the local residents.
8. Traffic congested created on the main feeder road, Fifty Rd., from cars waiting to turn into the proposed development.
9. Snow placement limitations during the Winter months, given limited land space in the proposed development.
10. Will there be an environmental site assessment on the proposed development lands?

Thank you for your time in reviewing our concerns. Please let us know if you have any questions, or would like to discussed any of these concerns more fully.

Regards,

[REDACTED]

November 23, 2021

City of Hamilton  
Planning and Economic Development Department  
71 Main Street West, 5<sup>th</sup> Floor  
Hamilton, ON L8P 4Y5

Re: 541-545 Fifty Road, Stoney Creek ZAC-21-045,25CDM-202120

To the Clerk Dept and to whom else it may concern,

We are writing on behalf of the proposed development of 541 and 545 Fifty Road. We are residents of the area and would be directly impacted by this development. One of the reasons we chose our property that backs onto the Fifty Road land is because of its beautiful mature trees and privacy. We have some major concerns regarding the mature trees that not only line all existing properties but also the larger ones that fill both properties. Our main concern is to save at least the perimeter trees that line all existing properties. Specifically, we have two large mulberry trees that are very close to the property line, we would like to save those trees as they provide beautiful landscape and maintains the beauty of our area. Also, we have concerns regarding lighting, including additional street lights and or any lighting to the houses for example, bright pot lights along the back side of the homes. Our goal is to bring attention to the preservation of the mature trees and keep the beautiful landscape of this area.

Sincerely,

A black rectangular redaction mark covering the signature of the sender.