

From: Domenic Cuda
Sent: February-03-17 12:57 PM
To: Maurizio, Valeria
Subject: Cuda 57 Waterford Cres ZAC-17-015

Hi Valeria

It was a pleasure speaking to you to regarding my concerns.

Concerns:

Catch Basin on property- Is it going to be affected in any way i.e. tied into or not

Stormwater management-Location- you stated North Side of Lakeside Dr

Grading - How is the grading going to be addressed in regards to the proposed lots backing and siding onto my property Lots 15 18 19 and 20 It is my understanding that the existing grades will remain the same.

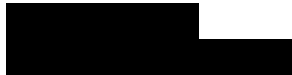
I need confirmation on this as I do not want a retaining wall built on the North Side and East Side of my property- Reasons I don't want my Lot being lower than the proposed ones mentioned in fear of my lot be flooded and holding all that water.

Secondly for appearances I don't want to look at wall all the time.

Can I please know how they(Developer) are going to address this.

Can you let me know. Can you also keep me up to date if any changes arise.

Best Regards,
Domenic Cuda
57 Waterford Cres Stoney Creek



From: [REDACTED]

Sent: February-18-17 12:44 PM

To: Maurizio, Valeria

Cc: [REDACTED]

Subject: Official Plan Amendment, Zoning Bylaw Amendment, and Draft Plan of Subdivision for Lands Located at 11, 19, 20,21,23,27 and 30 Lakeside Drive and 81 Waterford Crescent, Stoney Creek (Ward 11)

Valeria;

I just returned from a 4 week vacation and found this notice in my mailbox – it was too late to respond via regular mail. I left a message for you yesterday, but didn’t hear back.....

I am hoping that you can provide an explanation of what the current zoning (ND?) means, and when the public meeting and development information will be available.

Please do not make my personal information public.

Thanks for your time and attention in this matter!

[REDACTED]

February 16, 2017.

Attention: Yvette Rybensky

City of Hamilton, Planning and Economic Development Department
Development Planning, Heritage and Design – Suburban Team
71 Main St W 5th Floor
Hamilton ON L8P 4Y5

To Whom It May Concern:

In accordance with the letter dated January 27th, 2017 received at our residence, we are writing with our comments and concerns regarding the Zoning By-law Amendment and Draft Plan of Subdivision submitted by 1080992 Ontario Inc. and Losani Homes (ZAC-17-015).

We purchased our family home almost 3 years ago. As you can imagine, many things were considered before we finalized our decision. The location was definitely one of them. We love our lot and were devastated to find out that a proposal has been made to ensure we would no longer be the lot on the "end" of the street as the plan is to extend Cove Crescent. The privacy we have enjoyed for these past years will be taken away. We have a young baby, and we can't imagine the amount of noise, debris and strangers that will be in such close proximity if construction is approved. This construction is not to take place "across the street" in the vacant lot as one may have imagined, but *right beside* our home and yard. How will our son play safely, and how will we continue to enjoy our home, while all of this is taking place? How will we be assured that *our* lot will not be damaged by construction? We are looking to 1080992 Ontario Inc. and Losani Homes to address our concerns.

Our comments and concerns may be included in your report, and be accessible to the applicant (1080992 Ontario Inc. and Losani Homes), but please remove our personal information from the public record, the City's website and the general public.

Sincerely,

A large black rectangular redaction box covering the signature area.

From: Dale Lyman
Sent: February-21-17 12:18 PM
To: Maurizio, Valeria
Cc: Johnson, Brenda
Subject: Files UHOPA-17-005; ZAC-17-015; 25T-201703

Hi Valeria,

We are in receipt of the January 27, 2017 notice of applications with respect to lands located at 11, 19, 20, 21, 23, 27, and 30 Lakeside Drive; and 81 Waterford Crescent, Stoney Creek.

We are one of the home owners beside the subject land—we live at 149 Cove Crescent, Stoney Creek. We just have a few questions we are hoping you can answer:

- 1) Between our property and the vacant lot at 11 Lakeside Drive there is a considerable elevation differential. What is the plan to grade the difference in elevation as Cove Crescent is extended towards Lake Ontario and the new homes are built to the north of our property?
- 2) There is a strip of land which extends from the back of our property to the north (encompassed by our property, 11 Lakeside Drive; 55 Waterford; and 19 Lakeside Drive). Does this become part of the backyards of the 3 homes being built to the north of us (Lots 18, 19, 20). It's difficult to decipher from the Location Map included in the correspondence sent.
- 3) Why would the homes being built beside us to the north not be two homes with 16.50 metre wide lots as opposed to three homes with 11 metre wide lots? 16.50 metre wide lots would be more consistent with the lots and home sizes to the south and beside the proposed homes. As well, if they made the two lots 14.50 metres wide then lots 16 & 17 would be the same depth and consistent with the rest of the lots along Lakeside Drive (south side-lots 5 to 15)—and as opposed to having the angled lots 18 and 15.
- 4) What is the estimated date of the start of this project and estimated completion date?

I can be reached through the day at (905) 643-6004.

Thanks,

Dale & Janice Lyman
149 Cove Crescent, Stoney Creek

From: Lou Franco

Sent: Wednesday, April 26, 2017 3:17 PM

To: Rybensky, Yvette <Yvette.Rybensky@hamilton.ca>; M. Vespa [REDACTED]

Subject: 144 Cove Crescent

As per our conversation this morning at City Hall, I wish to officially object to the proposed development of building lots adjacent my home 144 Cove Crescent and to the closing of the East-West portion of Cove crescent.

My wife and I chose that lot in 1991 which was more expensive to be on the corner and with a view of the lake. The proposal to build lots adjacent our home will eliminate our corner lot and a view of the Lake.

I would also wish to know if that portion of Cove Crescent is a City Road.

I mentioned to you that the parcel of land adjacent our lot was never developed and I have been looking after it for the last 25 years. You stated that adverse possession of property is no longer valid because of the Land Titles Act, could you send me the section of the Act which stipulates that. Thank you.

Mario Vespa