

Culic Family, Owners  
230 Eleanor Ave  
Hamilton, Ontario, L8W 1C8

30 April 2022

Mr. Ohi Izirein,  
Senior Project Manager, City of Hamilton  
71 Main St West, 5<sup>th</sup> Floor  
Hamilton, Ontario, L8P 4Y5

RE: 705/713 Rymal Road Townhome Application,  
UHOPA-21-012  
ZAC-21-026

Dear Mr. Izirein,

We would like to submit comments regarding the above application to the Planning Department. Our property at 230 Eleanor Ave is directly & negatively impacted by the above application. We are not in favour of the above application for the following reasons:

1) It proposes to change the current Eleanor Neighbourhood Plan (which shows an extension of Eaglewood Drive adjacent to our property), thereby eliminating the potential to develop the corridor of land behind Eleanor Ave (see Figure 1)  
We would like to see the City of Hamilton maintain the current Eleanor Neighbourhood Plan & extend Eaglewood Dr so that this corridor of land can be developed for single detached homes, as has been the plan for many years.

The lots on Eleanor Ave are long & amenable to severance & development. And this area is already zoned to permit single detached dwellings. Extending Eaglewood Dr would create an access to this land. The road could be designed to connect to the current Halo Ave subdivision or be designed to terminate as multiple circular courts. Either way, many single detached homes could be built in this area. If the townhome complex application is approved, this corridor of land behind Eleanor Ave will be closed off & useless for any further development.

2) The City of Hamilton approached us many years ago to share the Eleanor Neighbourhood Plan with the proposed extension of Eaglewood Dr adjacent to our property.  
When we erected the current house at 230 Eleanor Ave, the City recommended that we orient the front door & windows to face south, such that the frontage would align with (the future extended) Eaglewood Dr.  
Further, when the extension occurred, we had plans to sever the land at the back of our property to create two additional lots, also fronting Eaglewood Dr. These plans have been in place for many years.  
We have always supported the current Eleanor Neighbourhood Plan (to extend Eaglewood Dr) & have been patiently waiting for the City to fulfill this plan.  
The proposed townhome complex application jeopardizes these plans & leaves us with no option to develop our property.

Although we are not in favour of a townhome complex build in the neighbourhood, we propose that an extension of Eaglewood Dr could & should occur regardless of the outcome of the townhome application. Extending Eaglewood Dr would allow for the building of multiple single detached dwellings.  
For example: an extension of Eaglewood Dr adjacent to our property such that it forms a circular court that terminates at the 713 Rymal Rd property line or ends as a dead-end street at the 713 Rymal Rd property line (see Figure 2 and 3)  
Either plan would allow for severance & development of our lot & those of our neighbours at 727 & 721 Rymal Rd. This opens the potential for 6-7 additional single detached dwellings that would front (the extended) Eaglewood Dr.

We are concerned property owners. We want to see intensification in the neighbourhood but prefer it to be in the form of single detached homes. We would like to see the land behind Eleanor Ave (which includes our property) developed with detached dwellings as has been the plan for many years. Orderly development of more detached homes would better serve the community & be more in keeping with the existing neighbourhood.

While the townhome application is being reviewed, please do consider options that would include the current extension (or a modified extension) of Eaglewood Ave, which would see the fulfillment of the original plans for the neighbourhood. We have been patiently waiting many years for these plans to be executed.

Sincerely,

Nick & Anda Culic  
Sava Culic

Figure 1: Corridor of Land Behind Eleanor Ave:

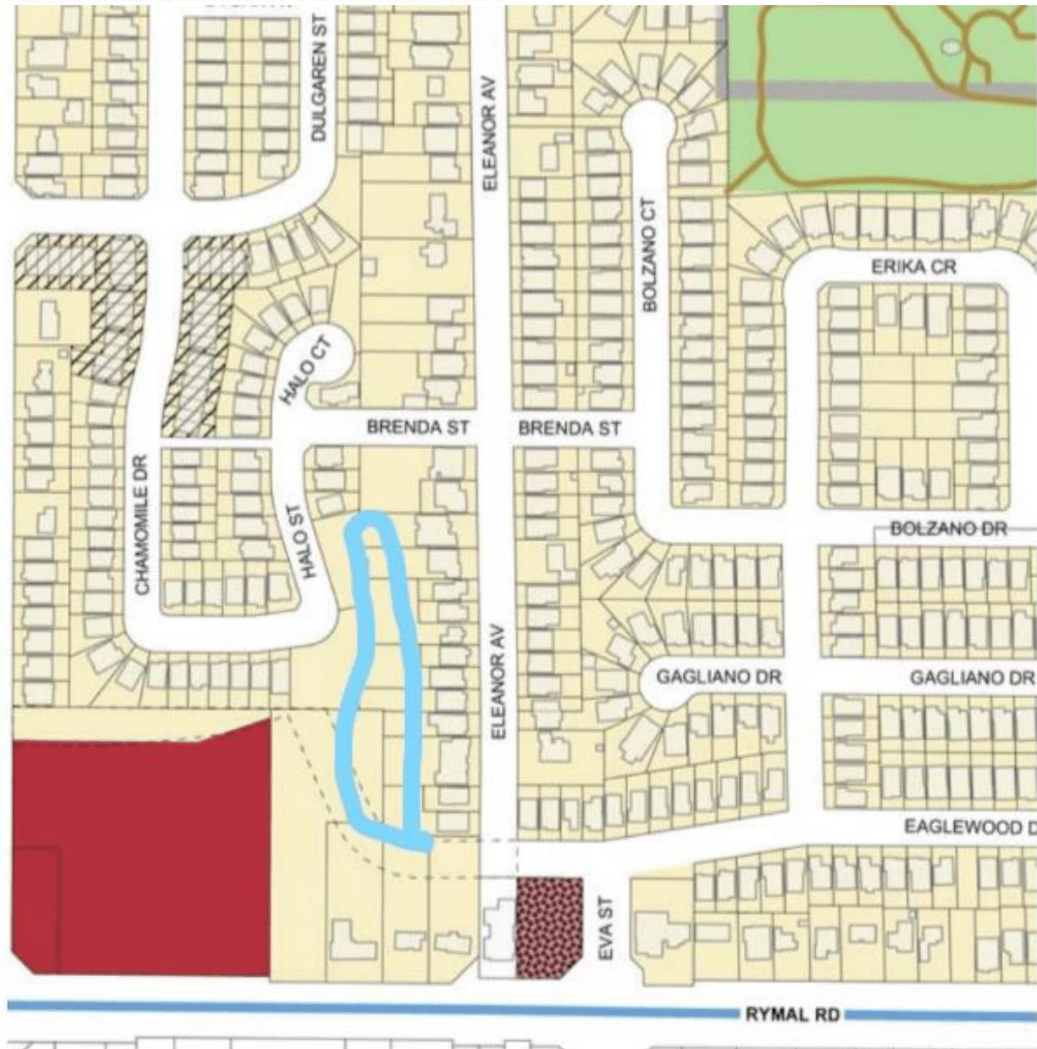


Figure 2: Eaglewood Dr Extension, Circular Court Suggestion:



Figure 3: Eaglewood Dr Extension, Dead-End Street Suggestion:

