

Andrews, Mark

From: [REDACTED]
Sent: September 25, 2020 9:29 AM
To: Rybensky, Yvette; Andrews, Mark
Subject: development at 4 Vickers Road, Hamilton - 25T-202004

Good morning Yvette and Mark,

I am writing with a question about the letter we received about the Biglieri Group/Dicenzo development application plan for 4 Vickers Road 25T-202004.

I am wondering about block 7 on the draft plan. That seems like a fairly small area of space for 49 residential units (I apologize if the number is slightly off, the copy is small and becomes pixelated on expansion) My question is what is the plan for block 7? I welcome residential development in the area but am not looking to have a mid rise building in our neighborhood. How many stories is it planned to be?

Thank-you for any information,

[REDACTED]

Andrews, Mark

From: [REDACTED]
Sent: October 2, 2020 4:14 PM
To: Andrews, Mark
Subject: Draft Plan of Subdivision (file no. 25T-202004)

Hello Mark,

I'm writing as a concerned resident of the Hill Park area. The intersection of East 17th and Vickers is already a moderately high traffic area. I am worried that there will be too many cars coming in such a tight space. With the addition of 83 homes and families, we've already lost park and green space due to the construction of the homes, is there anything going in its place? As for schools, in the last 5 years we've closed 3 public schools in the area. This neighbourhood is changing with already lots of turn over to new families in the area. What are we going to do with the overcrowding schools in this catchment area?

These are my main concerns, I hope that you include them in the report.

Regards,

[REDACTED]

Andrews, Mark

From: [REDACTED]
Sent: October 25, 2020 6:36 PM
To: Andrews, Mark
Subject: Re: New development on bickers road

Hello Mark

As discussed in previous email . I didn't receive information regarding the new development on Vickers Road. I do understand once the information is sent out via mail you have limited control of where it ends up. With that said when discussing important and time sensitive matters it is the city's responsibility to ensure this information is directed to the right people affected. That could have been achieved via registered mail. That being said this is my submission regarding the development of 83 three storey freehold townhouses. I will be doing this in point form as follows as well as an option for signed petition to be presented at the upcoming meeting that's yet to be scheduled.

The community infrastructure would not support 83 families on such a small patch of land. Examples lighting, parking, sewer which has been a problem for years.

This type of development doesn't suit or improve the neighborhood by adding this amount of housing with no primary school or high school there isn't even a park within the neighbourhood.

There is no where within the city of Hamilton that has three storey townhomes place with a older neighborhood of predominantly bungalows built in the 1950,1960.

This is completely inappropriate amount of homes within this pre existing community.

The density is to great for this land with the thought of 83 townhomes.

I understand the need for development but why not two storey townhomes with backyards mixed with sem detached or single story homes or townhomes.this would be more suitable housing for this type of pre existing older neighborhood.

I as well as my neighbours who have started a petition feel this will greatly devalue our property values . This development will be a complete eyesore especially three storey townhomes with no backyards and the quantity of them on a small patch of land.

This was thrown at this community when we were assured when that land was up for sale the city would take into consideration what the dynamic of the neighborhood would be kept in tack. This was a lie if the city allows for 83 three storey townhomes to be built on such a small patch of land.

I look forward to hearing when the future meeting will occur via email and registered mail. This is to allow a democratic meeting and not just hoping everyone gets the information. This is especially true when many of my neighbours are against such a huge development on such a small patch of land.

Sincerely [REDACTED]

Andrews, Mark

From: [REDACTED]
Sent: December 17, 2020 8:10 PM
To: Andrews, Mark
Subject: 4 Vickers Road, Hamilton - Proposed Redevelopment - Further Questions

Hi Mark,

Please consider the following questions and concerns on the staff report. Please keep my contact information confidential.

- Will construction traffic be limited to one way-in and one way-out from the planned site?
- What control measures will be in place for additional traffic? We already have concerns with traffic signs being disobeyed. Worries with respect to pedestrian traffic and children playing in the neighbourhood.
- Who will be responsible for the cleaning of Vickers throughout the construction process?

My address is [REDACTED]. Please ensure all updates and reports are provided.

Thanks,
[REDACTED]

Andrews, Mark

From: [REDACTED]
Sent: January 16, 2021 11:18 AM
To: Mike Pettigrew
Cc: Andrews, Mark; Pauls, Esther
Subject: Parking Issues at Linden Park Development
Attachments: 20630-Prresentation-Virtual Neighbourhood Open House-20.12.17.pdf

Hi Mike, from the attached presentation it looks like this development will have enough room for at least two cars in the driveway. Is this an accurate representation of the Proposed development? If not why was it used in the presentation?



If the driveways in fact only provide enough room for one car, then I think the buildings should be set back to provide this additional driveway space.

Parking is going to be an issue as all agreed in the meeting on December 17. We really need to plan for the additional parking as it will for sure have a negative impact in the neighborhood.

The same parking issue can be seen at Paramount Drive next to Janet Lee School. From a Google Maps shot you can see people from the townhouses parking at the Cineplex parking lot. The parking is a problem in this development even though they have much more visitor parking spaces than the proposed development at Linden Park.



Visitor Parking Analysis:

Paramount:

Units = 96

Visitor Parking Spots = 48

Ratio = 0.5 Visitor Parking to Units

Linden Park

Units = 83

Visitor Parking Spots = 12

Ratio = 0.1 Visitor Parking to Units

Why is the Visitor Parking to Unit Ratio so poor for the Linden Park development?

The two car driveway plan was successfully designed and implemented at the Cardinal Heights development. I'm sure those new home owners appreciate the two car plus garage parking and paid a price premium for this feature. The only drawback is that likely their backyard is slightly smaller. I think most people would sacrifice the slightly smaller backyard so that they can park at their door and not down around the block on the road.



How will DiCenzo homes be able to redesign the proposed layout so that the agreed parking issues in the current design will be solved?

Best regards,

[Redacted signature]

Andrews, Mark

From: [Redacted]
Sent: January 16, 2021 11:21 AM
To: Andrews, Mark
Cc: Pauls, Esther; mpettigrew@thebiglierigroup.com
Subject: Sewer Construction and Design at Linden Park Development

Hi Mark, at the public meeting for the Linden Park development, the sewer connection for the new townhouse units to the current infrastructure was discussed. The concern was, what would the impact be of the increased waste water to the current neighborhood. This area has a history of sewers backing up into basements.

Where will the Linden Park development sewer connection be made to the existing sewer system?
What proactive measures are being made to prevent increased burden on the existing sewer system?
Are there any plan to separate the sanitary and storm sewers in this area?

Best regards,

[Redacted signature]

Andrews, Mark

From: [REDACTED]
Sent: February 8, 2021 12:56 PM
To: Mike Pettigrew; Pauls, Esther; Andrews, Mark
Cc: Milovanov, Zora
Subject: Re: Parking Issues at Linden Park Development

Mike and Esther,

In my original email I offered two of my solutions.

The first solution was to re-orient the development to accommodate a larger driveway; this may also have resulted in fewer units for sale.

Densification is another word for maximizing the number of units per square hectare. Densification increases the rate of return for the developer and the resulting tax base for the city. Densification is commonly spun on the back of the environment so that it is more palatable to the public. Will DiCenzo be re-orienting the proposed development to accommodate additional parking? This indeed would prove the assertion stated at the beginning of the December 17 meeting that DiCenzo builds high quality communities.

The second solution while not spelled out in black and white is how the people at the Janet Lee townhouses found adjacent parking to alleviate the obvious parking problem within their complex. I'm sure you have noticed the generous adjacent parking to the Linden Park site? Will the people that live in the new development be given access to this parking lot? Remember people are like electricity, they will take the path of least resistance. And water does not flow up hill. People will find the nearest parking spot to accommodate their daily parking needs.

Mark, speaking of water, why have you not answered my concerns on the sewer construction and design that I emailed January 16?

All, I have also added comments within the original text of this email – please read and comment.

Esther, is it true that the current Hamilton bylaw does not require visitor parking?

Mike, when is the second community meeting going to be held?

Looking forward to your prompt replies.

Best regards,
[REDACTED]

From: [Mike Pettigrew](#)
Sent: Wednesday, February 03, 2021 10:52 AM
To: [Pauls, Esther](#); [REDACTED]
Cc: [Andrews, Mark](#); [Milovanov, Zora](#)
Subject: RE: Parking Issues at Linden Park Development

Thanks for the follow-up Zora!

Andrews, Mark

From: [REDACTED]
Sent: March 10, 2021 6:50 PM
To: Andrews, Mark; Mike Pettigrew
Cc: Pauls, Esther; Milovanov, Zora
Subject: Re: Parking Issues at Linden Park Development

Hi Mark,

Mike was able to answer the questions I had regarding the setbacks and sidewalks in his email response. Thanks for the information Mike.

I was asking about the setback to see if there was any opportunity for two cars to park in the driveway. This would have a direct impact on my property because if there is not sufficient parking in the new development, the people in those houses will find a place to park on the street, which would likely be encroaching on my driveway ramp.

Some other parking solutions that the new home owners might consider:

- Parking at the school – that little fence won't stop anyone. In fact a former home owner on the street used to park his eighteen wheeler in the Hill Park driveway on the weekend.
- Pave the grass area in front of their house to make a double driveway.
- Squeeze two cars into the driveway so that the back end of the second car eclipses the sidewalk.

When will the recommendation report be complete and ready for my review?

Best regards,

[REDACTED]

Andrews, Mark

From: [REDACTED]
Sent: March 19, 2021 3:35 PM
To: Andrews, Mark
Cc: Pauls, Esther; Milovanov, Zora; Mike Pettigrew
Subject: Re: Parking Issues at Linden Park Development

Thanks for the update Mark.
Best regards,

[REDACTED]

From: [Andrews, Mark](#)
Sent: Friday, March 19, 2021 2:51 PM
To: [REDACTED]
Cc: [Pauls, Esther](#) ; [Milovanov, Zora](#) ; [Mike Pettigrew](#) ; [Fabac, Anita](#) ; [Izirein, Ohi](#)
Subject: RE: Parking Issues at Linden Park Development

Hi [REDACTED]

We are not yet in a position to have a report presented with our recommendations to Planning Committee. We had just received a revised submission which has been circulated and is under review again by technical staff.

When we are in a position to make a recommendation and have a report ready, you will receive a copy of it. But we are not yet at that position in the review process.

Thank you.

Mark Andrews, M.Pl., MCIP, RPP

Planner I, Development Planning, Heritage and Design – Suburban Team
Planning and Economic Development
City of Hamilton
71 Main Street West, 5th Floor
Hamilton, ON L8P 4K5