

Dennis Petis & Merike Laigna



November 23, 2023

BY EMAIL TO clerk@hamilton.ca

CITY OF HAMILTON

71 Main Street West, 1st Floor
Hamilton ON. L8P 4Y5

Attention: Legislative Coordinator

Dear Madam or Sir,

**RE: VALERI CONSTRUCTION LTD.
1400 LIMERIDGE ROAD EAST, HAMILTON ON. (WARD 06)
File No. ZAC-22-065**

Thank you for your letter dated November 17, 2023.

Please note that I have resided at my property (51 Trenholme Crescent, Hamilton) since 1986. I am a real estate agent, builder and developer. Thus, I am naturally very pro-development. However, respectfully, this proposal made by Valeri Construction ("the proposal") should be re-worked as it does not appear to conform to the principle of "smart development."

The proposal backs on to my property. Accordingly, I will be immediately impacted by the proposal, should it proceed. There is currently a natural buffer in place, and enough parking for the existing tenants, and therefore, to disturb the status quo would be significant. Thus, a new proposal needs to think these issues through carefully.

These are the main issues that I see:

1. The proposal as it stands unreasonably encroaches upon the pre-existing natural buffers and the rail trail. There have been pre-existing setbacks in place for decades for a simple underlying reason – they are required. The proposal seeks to encroach upon this.
2. The number of units proposed will be significantly backing unto my lands and property, and will drastically disturb the surrounding area as a result.
3. I believe that the density is not suitable to the location, given that there is a conservation area and a rail trail, to which the proposal would not only abut, but encroach upon.

I wrote to Aminu Bello in November 2022 about this matter and never heard back.

I have attached numerous pictures hereto that I took from the back of my property. You will note that the parking lot is completely full of vehicles of the current inhabitants of the development there now.

Based on the application, it appears that a total of 46 dwelling units will be erected on the subject lands, and there will only be 54 parking spaces. This is clearly insufficient, especially in today's times when each family has more than one vehicle.

As stated above, there is already a parking issue.

Moreover, I fear that the natural conservation and rail trail preservation will be detrimentally impacted by this development, which therefore does not coincide with "smart development."

Accordingly, my neighbours and I concur that this development, especially as proposed, is improper.

Yours truly,

Dennis Petis

