

From: Anita
Sent: February 22, 2021 3:40 PM
To: Davis, Michael <Michael.Davis@hamilton.ca>
Subject: [****POSSIBLE SPAM]311 and 313 Stone Church Road East Concept Plan

Hello Michael,

I've just received the Notice of Complete Applications by UrbanSolutions on behalf of DiCenzo and would like to know where we can find a legible copy of the "311 and 313 Stone Church Road East Concept Plan" from the back page. What we have is very poor resolution and missing dots to be able to read properly.

Files:
UHOPA-21-005
ZAC-21-009
25T-202104
25CDM-2021005
25CDM-2021006
Folder:
2021 102876 00 PLAN (1020649)

Also, what can we do to ensure that those of us in the Dolphin Place, Durrell Court, and Cyprus Drive area will be impacted the least amount by construction vehicles. We all had to endure about five years of constant dust and mud, so much so that we couldn't even wash our vehicles in our own driveways because it was that excessive. After washing our vehicles, we'd then have to spend as much time and money again washing the driveways to clear the mud. Then that's all going down our storm drains. We couldn't have clean vehicles for five years.

On top of that, the number of flat tires we all had on our vehicles: cars, pickup trucks and motorcycles and the HUGE expense, inconvenience, and danger that entailed. All from careless contractors and their nails.

I implore you to find a way to route the trucks from this new development out of this area via Stonechurch rather than Cyprus. For all of us at this end of the development to have to deal with these financial hardships AGAIN and the inconvenience is difficult and impacts our enjoyment of house and home.

Thanks,
Anita

From: Mark M
Sent: Tuesday, February 23, 2021, 10:24 PM
To: Davis, Michael <Michael.Davis@hamilton.ca>
Subject: Lavita Estates

Michael,

I'm writing regarding the proposal for Lavita Estates, I live on Cyprus Drive a couple houses away from the dead end. I had a chance to look at a few of the plans posted on Urban Solutions website and overall the proposed plan looks interesting. It is nice to see a sizable portion of land being dedicated as a naturalized area, as it was sad to see so many larger trees taken down in that exact area 8 or 9 years ago, so hopefully over time it regenerates well. The area forms part of the Eramosa karst and the exposed rock and overall forested landscape is rare to see in an urban setting and makes Crerar Neighbourhood so unique.

It is also good to see that Cyprus Drive will not be a through street, and only gain 12 more single family homes in the private road section off of the court bulb. This should help maintain the quiet traffic volumes all of the nearby residents are used to. Will there be public foot access to the trail leading to the new natural area block?

One of the best parts of our street is the amazing view of all the large Oaks in the City park lands that tower over the Houses. There are also 6 or 8 majestic Oaks located straight off the end of Cyprus Drive, and according to the plans they appear to be on neighbouring lands and not part of the subject lands. This is great news as you can immediately see these trees the moment you turn onto our street all the way from the Sirente Drive intersection. For that reason, why does the landscape plan mark all the largest trees (in good health) that do not even grow on the subject lands as "to be removed"? Shouldn't the neighbouring land owner have a say about that? More importantly, what measures can be taken to avoid their removal all together, as these trees seem far enough away from proposed building lots to negatively affect the number of developable lots. There are numerous examples across the City where purposeful design has sidewalks bend out around some of the largest trees, thus preserving for generations to come. As these trees do not appear located in proposed rights of way either, we look forward to seeing updated plans that preserve the largest of these specific trees in this situation as well.

Will there be opportunities for public input of the proposed subdivision?

We look forward to your response to our questions, and thank you for your time.

Mark and Karen Mitchell

From: Carlo Silvestri
Sent: March 2, 2021 6:24 PM
To: Davis, Michael <Michael.Davis@hamilton.ca>
Cc: Pauls, Esther <Esther.Pauls@hamilton.ca>; Milovanov, Zora <Zora.Milovanov@hamilton.ca>; Farr, Jason <Jason.Farr@hamilton.ca>; Scally, Maureen <Maureen.Scally@hamilton.ca>
Subject: RE: UHOPA-21-005, ZAC-21-009,25T-202104, 25CDM-20210005, 25CDM-20210006

Dear Mr. Davis,

I object to the following applications:

UHOPA-21-005, ZAC-21-009,25T-202104, 25CDM-20210005, 25CDM-20210006.

I wish to receive a complete copy of the staff report.

I wish to be present and make an oral presentation at the public meeting.

1. As per our previous conversation, I would like to notify you that as of Thursday, February 25, 2021

that the required sign was still not installed, thus making the applications incomplete. See attached photos above.

I respectfully request that the current deadline, for public comments be extended accordingly to allow neighbours to be notified.

The current circulation area of 120 meters is woefully inadequate as the entire Crerar Neighbourhood is affected.

The deadline is currently prior to March 26, 2021.

2. I strongly object to design of the proposal.

The approved neighbourhood plan called for the completion of Crerar Drive as a municipal loop road for the neighbourhood.

This would allow access to Crerar Park and Crerar Forest by the southern section of Crerar Neighbourhood by municipal roads and sidewalks.

The attached proposal consists of mostly private roads which essentially cut off the southern part of the Crerar neighbourhood from the northern part of the neighbourhood.

I have lived on Crerar Drive for more than 20 years with my family.

One of the most important reasons for choosing Crerar Dr. was to accommodate the accessible needs of my daughter who uses a wheelchair. The promised future Crerar Park was created after we moved in. We have to drive to the Park entrance as it is too far to travel by wheelchair. The promise of the future extension of Crerar Drive as a municipal road with sidewalks to access Crerar Park was most appealing.

3. The approved neighbourhood plan would allow development of 30 to 40 single family dwellings on municipal roads.

The current proposal is for 221 new residential dwellings on 4.29 hectares.

This is excessive density. It is 5 to 7 times what is allowed under the current Official Plan. Furthermore, it is on private roads with inadequate parking. Traffic and parking in the neighbourhood is already inadequate and strained. Several streets including sections of Crerar Drive have been designated for alternate side of road parking or no parking areas.

4. The entry streets to Crerar neighbourhood are already a traffic nightmare. i.e. rarely passable by 2 cars simultaneously because of road parking in good weather and further exacerbated by snow. The neighbourhood entry streets particularly affected are: Sirente, Pescara, and Distin.

5. This proposal would make new the Crerar Drive entrance from Stone Church Rd. East the main entrance for the proposed largely private and condominium roads.

6. The private high school on Crerar Drive causes its own parking and traffic issues as few students are from the neighbourhood. The students are largely bussed. Others drive their own vehicles or dropped off. The staff of the high school and the staff and adult students of the private teachers college on Crerar Drive create additional traffic.

7. There are no public or private schools in this neighbourhood. The students are all bussed to schools in other neighbourhoods.

8. The lot coverage of the proposed residences and private streets are excessive. There is very little landscape and green area as a percentage of the proposed development. The previous contentious tree cutting in the neighbourhood is well documented. The proposed development further eliminates vegetation from Crerar Neighbourhood. The neighbourhood already has its periphery developed with many Churches, townhomes, apartment buildings and senior residences. Crerar neighbourhood is also home to Bob Kemp Hospice and the future Shalom Village Long Term Care.(7 storey) on Upper Wellington. These are all developments on the periphery of the neighbourhood with direct access to the main streets, Stone Church Rd. East, Upper Wentworth Street and Upper Wellington St. This proposal is in the centre of the neighbourhood.

Thank you for considering this letter.

Yours truly,
Lucy Silvestri,
Carlo Silvestri,
Alisa Silvestri,
Victoria Silvestri



Hamilton

Mailing Address:
71 Main Street West, 5th Floor
Hamilton, Ontario
Canada L8P 4Y5
www.hamilton.ca

Planning and Economic Development Department
Development Planning, Heritage and Design
71 Main Street West, 5th Floor, Hamilton ON L8P 4Y5
Phone: 905-546-2424 Fax: 905-546-4202

February 19, 2021



Dear neighbour, you might not have received this notice, please object to Michael Davis & Councillor Park.

Files: UHOPA-21-005
ZAC-21-009
25T-202104
25CDM-2021005
25CDM-2021006
Folder: 2021 102876 00 PLAN (1020649)

Dear Sir / Madam:

THANK YOU

Re: Notice of Complete Applications by UrbanSolutions Planning & Land Development Consultants Inc. on behalf of DiCenzo Construction Company Ltd. for Urban Hamilton Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision and Draft Plan of Condominium for Lands Located at 311 & 313 Stone Church Road East, Hamilton (Ward 7)

In accordance with the provisions of the *Planning Act*, this letter is to advise that complete applications have been received by Hamilton's Planning and Economic Development Department for an Urban Hamilton Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision and Draft Plan of Condominium for Lands Located at 311 and 313 Stone Church Road East (please see attached Location Plan).

Purpose and Effect of Applications

221 UNITS PROPOSED

These applications are intended to allow for the development of a range of new housing forms; new public and private streets; and, the preservation of a 1.15 hectare woodland. Specifically, the applications propose the development of 221 new residential dwelling units consisting of 112 block townhouse units, 80 maisonette units, 17 single detached dwellings and 12 street townhouse units. The proposed subdivision involves an extension of Crerar Drive to connect with Stone Church Road East and the creation of a new Street 'A' to serve the new planned residential development blocks.

Urban Hamilton Official Plan Amendment (File No. UHOPA-21-005)

The purpose and effect of this proposed Urban Hamilton Official Plan Amendment is to allow for a site-specific reduction to the minimum density requirements for Medium Density Residential uses in order to permit a block townhouse and maisonette development on a portion of the proposed Draft Plan of Subdivision. The proposed Official Plan Amendment will also allow for the dedication of a 1.15 hectare woodlot to the City of Hamilton as a parkland dedication.

The proposed Official Plan Amendment, and information and material related to it, will be available in the staff report for public inspection.

P.S. please talk to your neighbours as the City only sent notices to homeowners within 120m of application address.

- ii If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the City of Hamilton in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal (LPAT) unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Condominium Applications 25CDM-2021005 and 25CDM-2021006

- i If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the City of Hamilton in respect of the proposed Draft Plans of Condominium before the approval authority gives or refuses to give approval to the Draft Plans of Condominium, the person or public body is not entitled to appeal the decision of the City of Hamilton to the Local Planning Appeal Tribunal (LPAT).
- ii If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the City of Hamilton in respect of the proposed plans of condominium before the approval authority gives or refuses to give approval to the draft plans of condominium, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal (LPAT) unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Public Input

Before we prepare a staff report for Council consideration, we are extending an opportunity to you to make comments. Any written comments received by the Department prior to **March 26, 2021**, will be published as part of the report made available to the general public and will appear on the City's website unless you expressly request within your communication that the City remove your personal information. Those persons who respond to the Department will be provided with a copy of the staff report prior to the public meeting to be held by the Planning Committee of City Council. Please forward your comments, quoting UHOPA-21-005, ZAC-21-009, 25T-202104, 25CDM-2021005 and 25CDM-2021006 to:

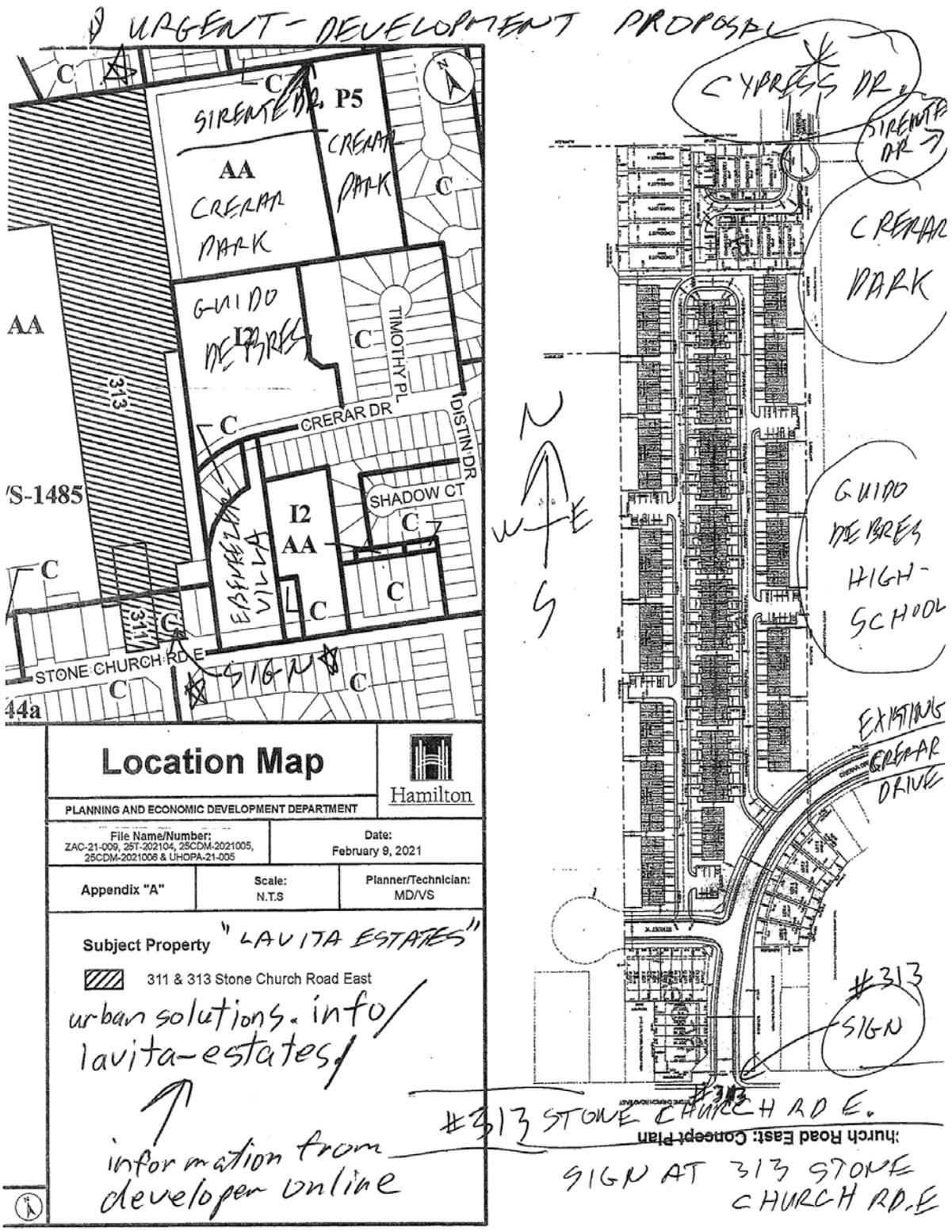
★ PLEASE EMAIL TO REGISTER YOUR COMPLAINTS BEFORE

① Michael Davis, City of Hamilton
 Planning and Economic Development Department
 Development Planning, Heritage and Design - Suburban Team
 71 Main Street West, 5th Floor, Hamilton, ON, L8P 4Y5
 Fax: 905-546-4202 - E-Mail: Michael.Davis@Hamilton.ca

MARCH 26, 2021

②





Please feel free cut and paste the following email or choose or make your own comments.

To: michael.davis@hamilton.ca
Cc: esther.pauls@hamilton.ca

Dear Mr. Davis,

I object to the following applications:

UHOPA-21-005, ZAC-21-009, 25T-202104, 25CDM-20210005, 25CDM-20210006.

I wish to receive a complete copy of the staff report.

I wish to be present and make an oral presentation at the public meeting.

1. As per our previous conversation, I would like to notify you that as of Thursday, February 25, 2021 that the required sign was still not installed, thus making the applications incomplete. See attached photos above.

I respectfully request that the current deadline, for public comments be extended accordingly to allow neighbours to be notified.

The current circulation area of 120 meters is woefully inadequate as the entire Crerar Neighbourhood is affected.

The deadline is currently prior to March 26, 2021.

2. I strongly object to design of the proposal.

The approved neighbourhood plan called for the completion of Crerar Drive as a municipal loop road for the neighbourhood.

This would allow access to Crerar Park and Crerar Forest by the southern section of Crerar Neighbourhood by municipal roads and sidewalks.

The attached proposal consists of mostly private roads which essentially cut off the southern part of the Crerar neighbourhood from the northern part of the neighbourhood.

I am a concerned homeowner in the Crerar Neighbourhood.

Crerar Park was created for the entire neighbourhood to use.

The promise of the future extension of Crerar Drive as a municipal road with sidewalks to access Crerar Park was most appealing.

The current proposal will cut off access to the park, as planned for in the neighbourhood plan.

3. The approved neighbourhood plan would allow development of 30 to 40 single family dwellings on municipal roads.

The current proposal is for 221 new residential dwellings on 4.29 hectares.

This is excessive density. It is 5 to 7 times what is allowed under the current Official Plan.

Furthermore, it is on private roads with inadequate parking.

Traffic and parking in the neighbourhood is already inadequate and strained.

Several streets including sections of Crerar Drive have been designated for alternate side of road parking or no parking areas.

4. The entry streets to Crerar neighbourhood are already a traffic nightmare. i.e. rarely passable by 2 cars simultaneously because of road parking in good weather and further exacerbated by snow. The

neighbourhood entry streets particularly affected are: Sirente, Pescara, and Distin.

5. This proposal would make new the Crerar Drive entrance from Stone Church Rd. East the main entrance for the proposed largely private and condominium roads .

6. The private high school on Crerar Drive causes its own parking and traffic issues as few students are from the neighbourhood.

The students are largely bussed. Others drive their own vehicles or dropped off. The staff of the high school and the staff and adult students of the private teachers college on Crerar Drive create additional traffic. The students are all bussed to schools in other neighbourhoods.

7. There are no public or separate schools in this neighbourhood. The City purchased lands previously owned by the school board and made it part of Cerear Park.

The City retained a portion of land on the west side to allow for a public road to access Crerar Park. This development proposal eliminates that road.

8. The lot coverage of the proposed residences and private streets are excessive.

There is very little landscape and green area as a percentage of the proposed development.

The previous contentious tree cutting in the neighbourhood is well documented.

The proposed development further eliminates vegetation from Crerar Neighbourhood.

The neighbourhood already has its periphery developed with many Churches, townhomes, apartment buildings (rental and conominium) and senior residences.

Crerar neighbourhood is also home to Bob Kemp Hospice and the proposed future Shalom Village Long Term Care.(7 storey) on Upper Wellington.

These are all developments on the periphery of the neighbourhood with direct access to the main streets, Stone Church Rd. East, Upper Wentworth Street and Upper Wellington St. The neighbourhood has more than contributed to the Provincial Policy statements of 2020 with regards to "Encourage an increase in the mix and supply of housing." The other statement with regards to "protect the environment and public safety" is beyond questionable.

This proposal is in the centre of the neighbourhood and largely deviates from the current neighbourhood plan by creating private roads to increase density and prevent access to roads and parklands in the neighbourhood.

Thank you for considering this letter.

NAME:

Address:

Email:

Phone: (optional)







From: John Themeles
Sent: March 13, 2021 5:58 PM
To: Davis, Michael <Michael.Davis@hamilton.ca>
Subject: Re subdivision ward 7 lands located 311 and 313 stone church rd east

Dear Mr.Davis

File:UHOPA-21-005
ZAC-21-009
25T-2021005
25CDM-2021006
Folder:2021 102876 00 PLAN (1020649)

I've read the letter on the proposal of 210 homes to be built behind my home.Thus this letter of deep concern.

I'm concerned on the amount of homes being squeezed into such a small plot of land.

I'm concerned for the blasting of rock bed behind me as I'm aware of the geological makeup of the land.

With so many homes we will be enduring a minimum of 400 cars going in and out from the street next to me.

The other concern is the amount of traffic that will be generated and the noise.Thats just way too many people jammed into a small area.

I can see a proposal of 30-50 homes since they bought the land close to 40 some odd years ago.This is just greedy and unfair.

I am also concerned of the dust that will be generated in the area of land that surrounds me and the dust that will come into my home and the exterior fascia.

Who will be responsible in keeping the dust,mud and the cleaning my exterior once construction is up and running?

How long and when it the construction work to begin?

I'd like to be kept in the loop on this serious matter and the disruption of 210 homes stacked like sardines behind me.

Sincerely
John Themeles

From: Mark Wozniak
Sent: March 14, 2021 7:13 PM
To: Davis, Michael <Michael.Davis@hamilton.ca>
Cc: Mama Wozniak
Subject: UHOPA-21-005 complaint

Please feel free cut and paste the following email or choose or make your own comments.

To: michael.davis@hamilton.ca
Cc: esther.pauls@hamilton.ca

Dear Mr. Davis,
I object to the following applications:
UHOPA-21-005, ZAC-21-009, 25T-202104, 25CDM-20210005, 25CDM-20210006.

I wish to receive a complete copy of the staff report.

I wish to be present and make an oral presentation at the public meeting.

1. As per our previous conversation, I would like to notify you that as of Thursday, February 25, 2021 that the required sign was still not installed, thus making the applications incomplete. See attached photos above.
I respectfully request that the current deadline, for public comments be extended accordingly to allow neighbours to be notified.
The current circulation area of 120 meters is woefully inadequate as the entire Crerar Neighbourhood is affected.
The deadline is currently prior to March 26, 2021.
2. I strongly object to design of the proposal.
The approved neighbourhood plan called for the completion of Crerar Drive as a municipal loop road for the neighbourhood.
This would allow access to Crerar Park and Crerar Forest by the southern section of Crerar Neighbourhood by municipal roads and sidewalks.
The attached proposal consists of mostly private roads which essentially cut off the southern part of the Crerar neighbourhood from the northern part of the neighbourhood.
I am a concerned homeowner in the Crerar Neighbourhood.
Crerar Park was created for the entire neighbourhood to use.
The promise of the future extension of Crerar Drive as a municipal road with sidewalks to access Crerar Park was most appealing.
The current proposal will cut off access to the park, as planned for in the neighbourhood plan.
3. The approved neighbourhood plan would allow development of 30 to 40 single family dwellings on municipal roads.
The current proposal is for 221 new residential dwellings on 4.29 hectares.
This is excessive density. It is 5 to 7 times what is allowed under the current Official Plan.
Furthermore, it is on private roads with inadequate parking.
Traffic and parking in the neighbourhood is already inadequate and strained.
Several streets including sections of Crerar Drive have been designated for alternate side of road parking or no parking areas.
4. The entry streets to Crerar neighbourhood are already a traffic nightmare. i.e. rarely passable by 2 cars simultaneously because of road parking in good weather and further exacerbated by snow. The

neighbourhood entry streets particularly affected are: Sirente, Pescara, and Distrin.

5. This proposal would make new the Crerar Drive entrance from Stone Church Rd. East the main entrance for the proposed largely private and condominium roads .
6. The private high school on Crerar Drive causes its own parking and traffic issues as few students are from the neighbourhood.
The students are largely bussed. Others drive their own vehicles or dropped off. The staff of the high school and the staff and adult students of the private teachers college on Crerar Drive create additional traffic. The students are all bussed to schools in other neighbourhoods.
7. There are no public or separate schools in this neighbourhood. The City purchased lands previously owned by the school board and made it part of Cererar Park.
The City retained a portion of land on the west side to allow for a public road to access Crerar Park.
This development proposal eliminates that road.
8. The lot coverage of the proposed residences and private streets are excessive.
There is very little landscape and green area as a percentage of the proposed development.
The previous contentious tree cutting in the neighbourhood is well documented.
The proposed development further eliminates vegetation from Crerar Neighbourhood.
The neighbourhood already has its periphery developed with many Churches, townhomes, apartment buildings (rental and condominium) and senior residences.
Crerar neighbourhood is also home to Bob Kemp Hospice and the proposed future Shalom Village Long Term Care.(7 storey) on Upper Wellington.
These are all developments on the periphery of the neighbourhood with direct access to the main streets, Stone Church Rd. East, Upper Wentworth Street and Upper Wellington St. The neighbourhood has more than contributed to the Provincial Policy statements of 2020 with regards to "Encourage an increase in the mix and supply of housing." The other statement with regards to "protect the environment and public safety" is beyond questionable.

This proposal is in the centre of the neighbourhood and largely deviates from the current neighbourhood plan by creating private roads to increase density and prevent access to roads and parklands in the neighbourhood.

Thank you for considering this letter.

NAME: [REDACTED]
Address: [REDACTED]
Email: [REDACTED]
Phone: [REDACTED]

From: Nahren Gorgis
Sent: March 14, 2021 7:15 PM
To: Davis, Michael <Michael.Davis@hamilton.ca>
Subject: Neighbor complaints

As a resident of [REDACTED], we are against to build the new houses on Crerar drive.

Thank you.

Sent from my iPhone

Please feel free cut and paste the following email or choose or make your own comments.

To: michael.davis@hamilton.ca
Cc: esther.pauls@hamilton.ca

Dear Mr. Davis,

I object to the following applications:

UHOPA-21-005, ZAC-21-009, 25T-202104, 25CDM-20210005, 25CDM-20210006.

I wish to receive a complete copy of the staff report.

I wish to be present and make an oral presentation at the public meeting.

If called upon I can express my concerns based on what we currently see now!

1. As per our previous conversation, I would like to notify you that as of Thursday, February 25, 2021 that the required sign was still not installed, thus making the applications incomplete. See attached photos above.

I respectfully request that the current deadline, for public comments be extended accordingly to allow neighbours to be notified.

The current circulation area of 120 meters is woefully inadequate as the entire Crerar Neighbourhood is affected.

The deadline is currently prior to March 26, 2021.

2. I strongly object to design of the proposal.

The approved neighbourhood plan called for the completion of Crerar Drive as a municipal loop road for the neighbourhood.

This would allow access to Crerar Park and Crerar Forest by the southern section of Crerar Neighbourhood by municipal roads and sidewalks.

The attached proposal consists of mostly private roads which essentially cut off the southern part of the Crerar neighbourhood from the northern part of the neighbourhood.

I am a concerned homeowner in the Crerar Neighbourhood.

Crerar Park was created for the entire neighbourhood to use.

The promise of the future extension of Crerar Drive as a municipal road with sidewalks to access Crerar Park was most appealing.

The current proposal will cut off access to the park, as planned for in the neighbourhood plan.

3. The approved neighbourhood plan would allow development of 30 to 40 single family dwellings on municipal roads.

The current proposal is for 221 new residential dwellings on 4.29 hectares.

This is excessive density. It is 5 to 7 times what is allowed under the current Official Plan.

Furthermore, it is on private roads with inadequate parking.

Traffic and parking in the neighbourhood is already inadequate and strained.

Several streets including sections of Crerar Drive have been designated for alternate side of road parking or no parking areas.

4. The entry streets to Crerar neighbourhood are already a traffic nightmare. i.e. rarely passable by 2 cars simultaneously because of road parking in good weather and further exacerbated by snow. The

neighbourhood entry streets particularly affected are: Sirente, Pescara, and Distin.

5. This proposal would make new the Crerar Drive entrance from Stone Church Rd. East the main entrance for the proposed largely private and condominium roads .

6. The private high school on Crerar Drive causes its own parking and traffic issues as few students are from the neighbourhood.

The students are largely bussed. Others drive their own vehicles or dropped off. The staff of the high school and the staff and adult students of the private teachers college on Crerar Drive create additional traffic. The students are all bussed to schools in other neighbourhoods.

7. There are no public or separate schools in this neighbourhood. The City purchased lands previously owned by the school board and made it part of Crerar Park.

The City retained a portion of land on the west side to allow for a public road to access Crerar Park. This development proposal eliminates that road.

8. The lot coverage of the proposed residences and private streets are excessive.

There is very little landscape and green area as a percentage of the proposed development.

The previous contentious tree cutting in the neighbourhood is well documented.

The proposed development further eliminates vegetation from Crerar Neighbourhood.

The neighbourhood already has its periphery developed with many Churches, townhomes, apartment buildings (rental and condominium) and senior residences.

Crerar neighbourhood is also home to Bob Kemp Hospice and the proposed future Shalom Village Long Term Care. (7 storey) on Upper Wellington.

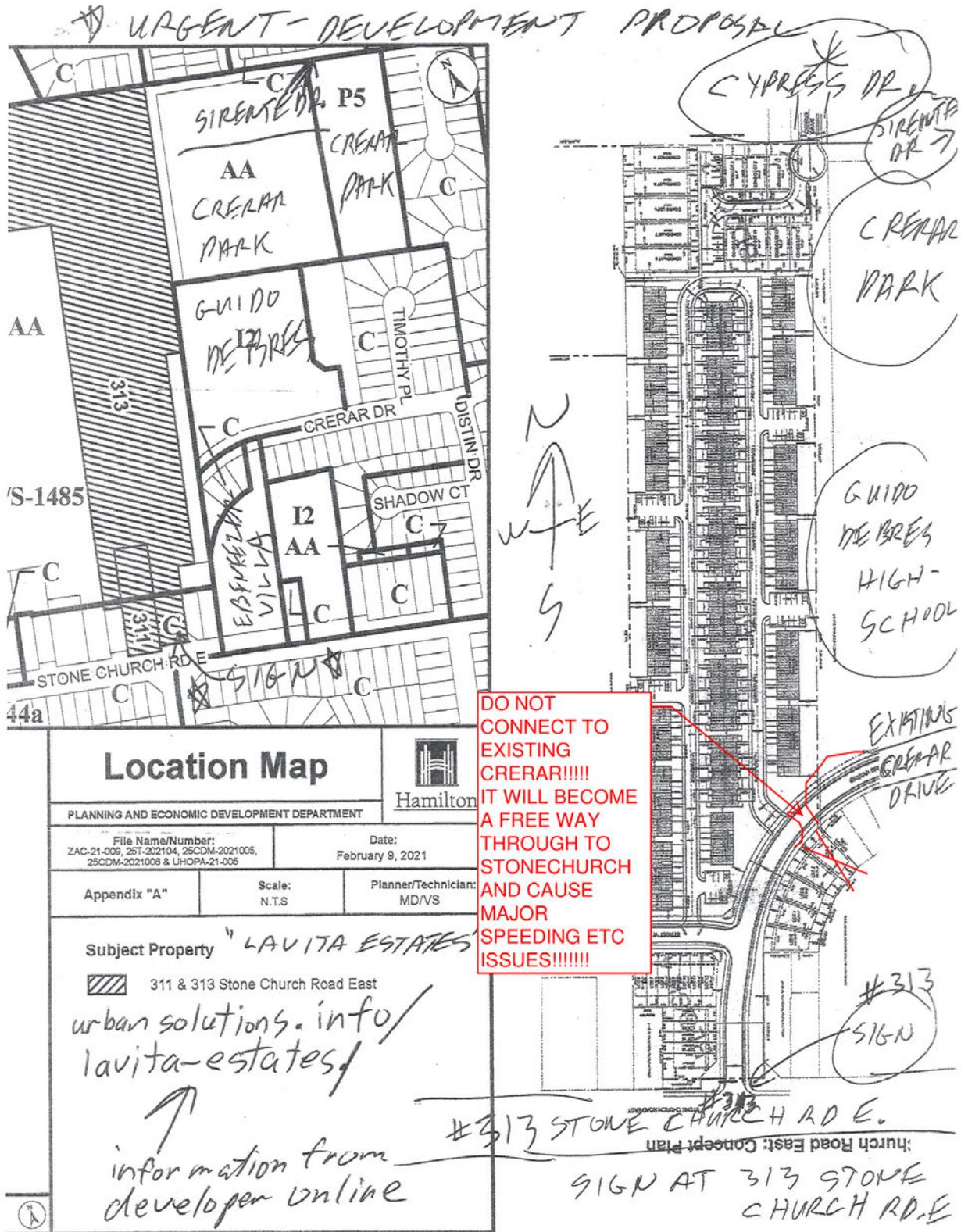
These are all developments on the periphery of the neighbourhood with direct access to the main streets, Stone Church Rd. East, Upper Wentworth Street and Upper Wellington St. The neighbourhood has more than contributed to the Provincial Policy statements of 2020 with regards to "Encourage an increase in the mix and supply of housing." The other statement with regards to "protect the environment and public safety" is beyond questionable.

This proposal is in the centre of the neighbourhood and largely deviates from the current neighbourhood plan by creating private roads to increase density and prevent access to roads and parklands in the neighbourhood.

Thank you for considering this letter.

NAME: Davide Castellana





From: Brandon Toy
Sent: March 24, 2021 6:26 PM
To: Vrooman, Tim <Tim.Vrooman@hamilton.ca>
Subject: Re: Objection to zoning change and land development

On Fri, Mar 19, 2021 at 5:20 PM Brandon Toy <[REDACTED]> wrote:

March 19, 2021

City of Hamilton
Attention: Michael Davis
Main Street West, 5th Floor
Hamilton, Ontario
L8P 4Y5

Dear Mr. Davis:

I have a few concerns I would like to bring to your attention regarding the proposed zoning change and subdivision plans.

Firstly, I am just hearing about the proposed development recently, and have begun looking into it. The proposed subdivision plans are fluctuating and my neighbours understanding differs from my own. I would like to pose the questions, why would our accounts differ? How often and heavily are the plans changing? What steps has the City taken to inform local residents?

Secondly, what has remained constant about what I have been hearing is that the proposed subdivision is going to be high density housing. The streets here are very narrow and would be insufficient to handle such a population surge. Furthermore, traffic in the area is already a concern, as we are in such close proximity to Limeridge Mall, and have already had more housing added a few years prior.

Additionally, the agricultural land serves both a living space and a moveable space for a fair amount of wildlife. There are forests on both sides of the agricultural land, and I have personally seen many animals, consisting of foxes, birds, squirrels, coyotes, raccoons and skunks. Many of the animals commonly end up as road kill in other parts of the city, yet not so often here. This suggests the land may serve as a sort of sanctuary to the wildlife. It would be unsightly to see so many displaced and potentially end up as road kill.

Furthermore, my neighbours are having concerns about the property value of our homes. How will the change affect this?

To summarize, I see the proposed changes in a mostly negative light, and wish to object to the zoning change and plans for development.

- The streets are narrow and poorly equipped to handle existing traffic.
- We recently had a population surge in the area
- This is the only agricultural land in Hamilton, Ward 7.
- It will displace wildlife
- It will not be pleasing to existing residents.

In Conclusion, I have lived here my entire life of twenty-one years and heavily oppose the current plans to change zoning and the subdivision that will follow.

I should note that night-sky view from my backyard is quite nice, perhaps the best view in all of Hamilton proper adding the houses will have adverse effects such as light pollution which would be detrimental to that.

Regards,

Brandon Toy

From: Carol
Sent: March 21, 2021 2:14 PM
To: Davis, Michael <Michael.Davis@hamilton.ca>
Cc: Pauls, Esther <esther.pauls@hamilton.ca>
Subject: Objection to applications as stated in the email.

Dear Mr Davis

I object to the following applications:
UHOPA-21-005, ZAC-21-009, 25T-202104, 25CDM-20210005, 25CDM-20210006

I wish to receive a complete copy of the staff report.

I respectfully request that the current deadline for public comments be extended accordingly to allow neighbours to be notified as the required signage was not put up thus making the applications incomplete.

The current circulation area of 120 meters is less than adequate as the entire Crerar Neighbourhood is affected.

I strongly object to the design of the proposal. The approved neighbourhood plan called for the completion of Crerar Drive as a municipal loop road for the neighbourhood. This would allow access to Crerar Park and Crerar Forest by the southern section of Crerar Neighbourhood by municipal roads and sidewalks.

The proposal consists of mostly private roads which essentially cut off the southern part of the Crerar neighbourhood from the northern part of the neighbourhood. I am a concerned homeowner of the Crerar Neighbourhood and the Crerar Park was created for the entire neighbourhood to use. The promise of the future extension of Crerar Drive as a municipal road with sidewalks to access the Park was most appealing. The current proposal will cut off access to the park, as originally planned.

The original approved neighbourhood plan would of allowed development of 30 to 40 single family dwellings on municipal roads.

The current proposal is for 221 new residential dwellings on 4.29 hectares. This is excessive density. It is 5 to 7 times what is allowed under the current official plan.

Furthermore, it is on private roads with inadequate parking.

Traffic and parking in the neighbourhood is already inadequate and strained. Several streets including sections of

Crerar Dr has been designated for alternate side of road parking or no parking zones.

The entry streets to Crerar neighbourhood are already a traffic nightmare. For example it is rarely passable by 2 cars simultaneously because of road parking in good weather and is worsened by snow. The neighbourhood entry streets particularly affected are Sirente, Pescara and Distin.

The new proposal would make the new Crerar Drive entrance off Stone Church Rd the main entrance for the proposed largely private and condominium roads.

The private high school on Crerar Dr causes its own parking and traffic issues as few students are from the neighbourhood.

The students are largely bussed in and others drive their own vehicles or are dropped off. The staff of the school and the staff and adults students of the private teachers college on Crerar Dr create additional traffic.

There are no public or separate schools in this neighbourhood. The city purchased lands previously owed by the school board and made it part of Crerar Park. The City retained a portion of the land on the west side to allow for the public road to access Crerar Park. This development proposal eliminates that road.

The lot coverage of the proposed residences and private streets are excessive. There is very little landscape and green area as a percentage of the proposed development. The previous contentious tree cutting in the neighbourhood is well documented. The proposed development further eliminates vegetation from Crerar Neighbourhood. The neighbourhood already has its periphery developed with many churches, townhomes, apartment buildings (rental and condo) and senior residences.

Crerar neighbourhood is also home to Bob Kemp Hospice and the proposed future Shalom Village Long Term Care on Upper Wellington.

These are all developments on the periphery of the neighbourhood with direct access to the main streets, Stone Church Rd E., Upper Wentworth and Upper Wellington Sts. The neighbourhood has more than contributed the Provincial Policy statements of 2020 with regards to "encourage an increase in the mix and supply of housing." The other statement with regards to "protect the environment and public safety" is beyond questionable.

This proposal is in the centre of the neighbourhood and largely deviates from the current neighbourhood plan by creating private roads to increase density and prevent access to roads and parklands in the neighbourhood.

Thank you for considering these issues.

Carol Bard

From: **Carlo & Carol**

Date: Mon, Mar 22, 2021 at 8:43 PM

Subject: Re: 311 and 313 Stone Church Road East, Hamilton (Ward 7) - Notice of Complete Application

To: Davis, Michael <Michael.Davis@hamilton.ca>

Cc: <esther.pauls@hamilton.ca>, <zora.milovanov@hamilton.ca>

Hi Mike - I am writing to you to express my concerns regarding the proposed development at 311 & 313 Stone Church Road East - Lavita Estates (Ward 7). Please consider my attached comments as part of your review of this application. In general my concerns are the following:

- proposed setback abutting rear property line of 10 Dolphin Place
- potential property damage caused by blasting and/or other forms of rock removal in Block 2 (lands directly abutting 10 Dolphin Place)

Regarding the above, please confirm the following:

- Would the proposed setback be considered compatible development under the current Urban Hamilton Official Plan (UHOP) policies?
- Will a pre-blast / rock removal survey be completed prior to any rock removal activities being conducted? At whose cost? How much notice will be provided?

Kindly add me to the notification list for this application. I would like to be notified of any future submissions, public meetings, decisions, etc.

Thank you for your time and consideration. I can be contacted at [REDACTED] or

[REDACTED]

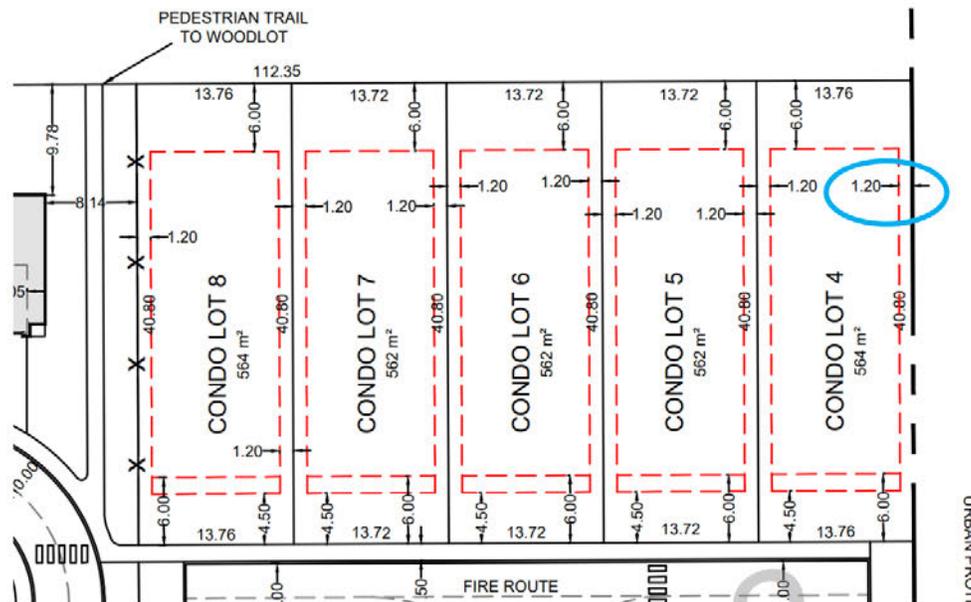
Sincerely, Carol McKenna

To: Michael Davis, Senior Planner
Planning and Economic Development Department
Development Planning, Heritage and Design
City of Hamilton

Date: March 22, 2021

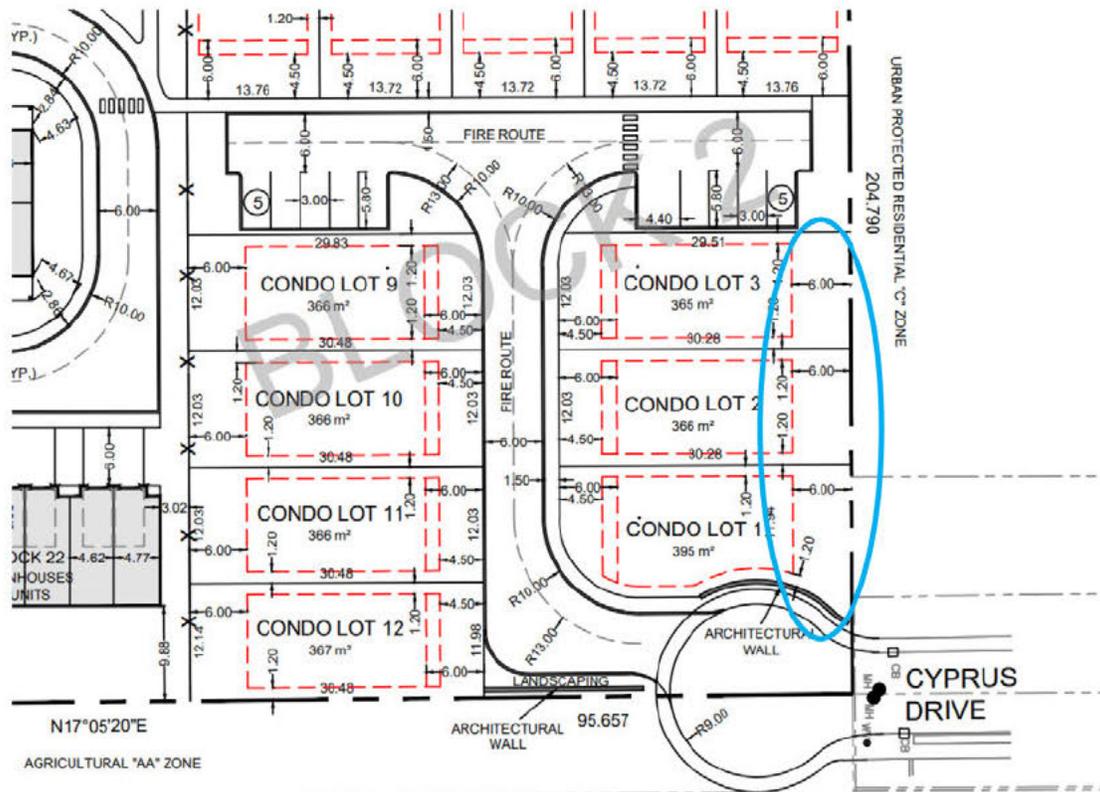
RE: Proposed Development at 311 & 313 Stone Church Road East (Lavita Estates)

Thank you for the opportunity to comment on the proposed development at 311 and 313 Stone Church Road East. I would like to express my concerns with the setback along the northern property line, where it abuts my property at 10 Dolphin Place. The applicant is proposing an interior side yard setback of 1.2m between Condo Lot #4 and the shared property line with existing residential (see below image).



I understand that 1.2m is generally considered an appropriate interior side yard setback for developments of this nature. However, I believe the applicant has not adequately considered the context of the site. The proposed building (Condo 4) is abutting the rear yard of the existing home located at 10 Dolphin Place, not the side yard of an existing home. As a result, the proposed building as currently shown on the provided plans would create a 2-storey, 40m wall that is 1.2m from the shared property line. This will cause an undue adverse impact on my household, by greatly limiting our ability to use and enjoy our property due to lack of privacy and shadowing.

It is noted in Chapter E.3.3.2.8.a of the UHOP that proposed developments within the Neighbourhoods designation are to be evaluated, in part, based on "compatibility with the surrounding area in terms of scale, massing, height, siting, orientation, setbacks, parking, and landscaping". Therefore, I request that the plans be revised to remove Lot 4 from the plans or at a minimum to appropriately address the existing rear yard condition in this location. An appropriate setback of 6.0m should be provided between the proposed building and the shared property line, as is being provided between the proposed buildings (Condo Lots 1-3) and existing Dolphin Place homes to the south (see below).



We would also like to raise concerns regarding the potential removal of the large, elevated cave / grotto rock formation directly behind our rear yard property line. The engineering report indicated that this is primarily limestone. This rock formation is included in the 12-unit block development behind our property. We are concerned that the removal process, which could involve very heavy equipment, extensive vibrations and even blasting may cause damage to our home and property.

Thank you for taking the time to hear my concerns. Please add me to the notification list for this application. I would like to be notified of any future submissions, public meetings, and decisions regarding this application.

Sincerely,
Carol McKenna



From: Thomas Kromka
Sent: March 23, 2021 11:19 AM
To: Davis, Michael <Michael.Davis@hamilton.ca>
Cc: Pauls, Esther <esther.pauls@hamilton.ca>
Subject: Crerar Development

Re: Applications UHOPA-21-005, ZAC-21-009, 25T-202104, 25CDM-2021005, 25CDM-2021006

Mr David and Councillor Pauls,

First, I would like to express my disappointment with the decision to only circulate application notifications within 120m of the development. I expect the city to reasonably inform those who will be affected by such proposals. Residents shouldn't have to rely on their neighbours to notify them of potentially invasive developments. The city did not do its due diligence with these applications.

Next, I agree with my neighbours' concerns of inadequate access to the community park after this development. It is already difficult enough to get around the neighbourhood on foot, as Crerar Dr is the only street that connects the north and south areas. This lack of mobility, increased traffic, and foreseeable congested parking concerns myself and my neighbours. The applications should be amended to allow for proper connections through the neighbourhood and to the neighbourhood park.

Lastly, I am concerned with the density of these proposed developments. The south-east corner of Sirente and Upper Wellington already sees very overcrowded housing that provides minimal additional green space. I ask the planning committee to consider the effect of very-high density housing on a neighbourhood with a planned density at much lower levels.

Please send me a copy of the complete staff report regarding these applications.

Thank you,
Thomas Kromka

From: Sam DeRosa
Sent: March 24, 2021 1:03 PM
To: Vrooman, Tim <Tim.Vrooman@hamilton.ca>; ester.pauls@hamilton.ca
Subject: Fwd: Crerar Neighborhood Development

----- Forwarded message -----

From: **Sam DeRosa** <[REDACTED]>
Date: Tue., Mar. 23, 2021, 9:25 p.m.
Subject: Crerar Neighborhood Development
To: <Michael.Davis@hamilton.ca>
Cc: <ester.pauls@hamilton.ca>

Hello

My name is Sam DeRosa and live near a proposed development in the Crerar Neighborhood. I am complaining about a new proposal for the development of high density condominiums . There is already problems accessing the Neighborhood. School busses and extra traffic will create unsafe conditions for students and Neighborhood pedestrians.please stick with the original municipal plan. There is no room for all them unit's in such a small area and will devalue the Neighborhood if allowed. Thanks

Sam DeRosa

From: Anita
Sent: March 24, 2021 1:40 PM
To: Vrooman, Tim <Tim.Vrooman@hamilton.ca>
Cc: Pauls, Esther <Esther.Pauls@hamilton.ca>
Subject: Lavita Estates, 311-313 Stone Church Road East, Hamilton

Dear Mr. Vrooman,

RE:

Lavita Estates

311-313 Stone Church Road East, Hamilton Official Plan & zoning By-law Amendment, Draft Plan of Subdivision, Site Plan and Draft Plan of Standard and Common Element Condominium Applications.

I strongly object to the excessive density planned for the Lavita development site. Densification of this type will have a significant impact on our neighbourhood in many ways and is a polar opposite of the originally approved neighbourhood plan of 30 to 40 single family dwellings. There is no balance in this plan with blocks and blocks of townhouses and condos, book-ended by the houses on Dolphin Place and the new proposed 17 single family dwellings on the Stone Church end.

Our concerns are as follows:

1. Housing market performance

* Our area is already loaded with, or surrounded by, many townhouse units and other non-single-family detached housing: Stone Church/Upper Wentworth, Stone Church/Upper Wellington, Sirente/Upper Wellington, Towercrest/Upper Wellington, north side of the Linc/Upper Wellington, Pescara/Upper Wentworth, and Upper Wentworth north of Pescara. Now to cram in 221 units in this area for the Lavita development is over the top.

2. Parking

* Most houses, especially in a more suburban setting such as this, have two or more cars per household. The area is already overloaded with cars parking on the streets making it difficult or impossible for two cars in opposite directions of travel to pass one another.

* This problem is exasperated by the plowing of snow in the winter. Even without parked cars, the design of the neighbourhood with its sidewalks directly abutting the roadways rather than having boulevards as a buffer to load the snow onto means the snow has to be piled on the roadways, eliminating more parking for the overflow of cars and making these quiet neighbourhood streets dangerous for drivers, bicyclists, and pedestrians. Add to that situation the accumulated frustration drivers face living with this daily can have very unfortunate outcomes.

* While it seems the plans have taken into consideration parking for the units by allowing for two spots per unit and a garage, a very large percentage of people use their garages for storage and I can see this being very likely in the case of this development due to there being no basements for storage. In spite of

parking being available for the other townhouse units that already exist in our neighborhood, we still see an overflow on the streets.

3. Traffic

* It is already very difficult to make a left turn northbound on to Upper Wellington from eastbound Stone Church, adding potentially 442 or more cars to this area will be a nightmare for traffic.

* Trying to get out to Upper Wentworth from Pescara is also already a big problem in the morning. Cars line the entire length of Pescara and are backed up in either direction on Crerar as they wait at the three-way stop to make the turn onto Pescara but are unable to because of the backup waiting to turn left on Upper Wentworth from this small street. This makes it impossible even for those who wish to turn right on Upper Wentworth from Pescara.

4. Pollution

* More people equals more cars equals more pollution and certainly with the additional congestion we will have. There is environmental fallback with that which affects the residents, the school, the old-age homes, the forest and its ecosystem and this important habitat to wildlife in the area.

5. Crime

* More people equals more crime bringing both threats to person and property. That is simply a reality with numbers. Dense population growth is a known liability and the quality of life of those who have already invested years in maintaining and contributing to their neighbourhoods and this city will be diminished by those high numbers and the problems it can bring.

No matter how traffic is routed, the root of the problem is too many units for the neighbourhood, and certainly too many units for that space. I realize we are mandated to increase density, however, a balance needs to be struck and this is excessive for one small area, excessive for one neighbourhood. I have seen other new neighbourhoods recently built up in what were once fields and they have not seen the same degree of intensification. It is not right to make up for whatever lost opportunities you had there by overloading our area and putting further strain and hardship on the current tax-paying home owners.

Thank you for your time.

Anita Thomas and Patrick Maillé

From: caroline reynolds
Sent: March 24, 2021 2:58 PM
To: Vrooman, Tim <Tim.Vrooman@hamilton.ca>
Subject: Re: Lands located at 311 an 313 Stonechurch road East

March 24, 2021 We object to the following applications: UHOPA-21-005, ZAC-21-009, 257-202104, 25CDM-20210005,25CDM-20210006 There would be impairment to access to driving and parking (snow removal) on streets. Excessive density on available land with concerns for safety and decreased quality of life for those concerned. Land values may decrease resulting from challenging lifestyle conditions. Thank you, Gloria and Tony Milanovici
ccester.pauls@hamilton.ca

To: michael.davis@hamilton.ca

Cc: esther.pauls@hamilton.ca

Dear Mr. Davis,

I object to the following applications:

UHOPA-21-005, ZAC-21-009, 25T-202104, 25CDM-20210005, 25CDM-20210006.

I wish to receive a complete copy of the staff report.

I wish to be present and make an oral presentation at the public meeting.

1. As per our previous conversation, I would like to notify you that as of Thursday, February 25, 2021 that the required sign was still not installed, thus making the applications incomplete. See attached photos above.

I respectfully request that the current deadline, for public comments be extended accordingly to allow neighbours to be notified.

The current circulation area of 120 meters is woefully inadequate as the entire Crerar Neighbourhood is affected.

The deadline is currently prior to March 26, 2021.

2. I strongly object to design of the proposal.

The approved neighbourhood plan called for the completion of Crerar Drive as a municipal loop road for the neighbourhood.

This would allow access to Crerar Park and Crerar Forest by the southern section of Crerar Neighbourhood by municipal roads and sidewalks.

The attached proposal consists of mostly private roads which essentially cut off the southern part of the Crerar neighbourhood from the northern part of the neighbourhood.

I am a concerned homeowner in the Crerar Neighbourhood.

Crerar Park was created for the entire neighbourhood to use.

The promise of the future extension of Crerar Drive as a municipal road with sidewalks to access Crerar Park was most appealing.

The current proposal will cut off access to the park, as planned for in the neighbourhood plan.

3. The approved neighbourhood plan would allow development of 30 to 40 single family dwellings on municipal roads.

The current proposal is for 221 new residential dwellings on 4.29 hectares.

This is excessive density. It is 5 to 7 times what is allowed under the current Official Plan.

Furthermore, it is on private roads with inadequate parking.

Traffic and parking in the neighbourhood is already inadequate and strained.

Several streets including sections of Crerar Drive have been designated for alternate side of road parking or no parking areas.

4. The entry streets to Crerar neighbourhood are already a traffic nightmare. i.e. rarely passable by 2 cars simultaneously because of road parking in good weather and further exacerbated by snow. The

neighbourhood entry streets particularly affected are: Sirente, Pescara, and Distin.

5. This proposal would make new the Crerar Drive entrance from Stone Church Rd. East the main entrance for the proposed largely private and condominium roads .

6. The private high school on Crerar Drive causes its own parking and traffic issues as few students are from the neighbourhood.
The students are largely bussed. Others drive their own vehicles or dropped off. The staff of the high school and the staff and adult students of the private teachers college on Crerar Drive create additional traffic. The students are all bussed to schools in other neighbourhoods.

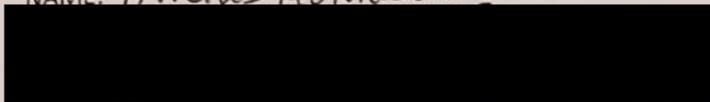
7. There are no public or separate schools in this neighbourhood. The City purchased lands previously owned by the school board and made it part of Crerar Park.
The City retained a portion of land on the west side to allow for a public road to access Crerar Park.
This development proposal eliminates that road.

8. The lot coverage of the proposed residences and private streets are excessive.
There is very little landscape and green area as a percentage of the proposed development.
The previous contentious tree cutting in the neighbourhood is well documented.
The proposed development further eliminates vegetation from Crerar Neighbourhood.
The neighbourhood already has its periphery developed with many Churches, townhomes, apartment buildings (rental and conominium) and senior residences.
Crerar neighbourhood is also home to Bob Kemp Hospice and the proposed future Shalom Village Long Term Care. (7 storey) on Upper Wellington.
These are all developments on the periphery of the neighbourhood with direct access to the main streets, Stone Church Rd. East, Upper Wentworth Street and Upper Wellington St. The neighbourhood has more than contributed to the Provincial Policy statements of 2020 with regards to "Encourage an increase in the mix and supply of housing." The other statement with regards to "protect the environment and public safety" is beyond questionable.

This proposal is in the centre of the neighbourhood and largely deviates from the current neighbourhood plan by creating private roads to increase density and prevent access to roads and parklands in the neighbourhood.

Thank you for considering this letter.

NAME: ANGUS MORRISON



From: [REDACTED]
Sent: March 24, 2021 11:52 PM
To: michael.davis@hamilton.ca <michael.davis@hamilton.ca>
Cc: esther.pauls@hamilton.ca <esther.pauls@hamilton.ca>
Subject: Urgent - Development Proposal - Lavita Estates

Michael,

I object to the following applications:

UHOPA-21-005, ZAC-21-009, 25T-202104, 25CDM-20210005, 25CDM-20210006

I wish to receive a complete copy of the staff report. I also wish to be present and make an oral presentation at the public meeting.

1. I would like to notify you that as of Thursday, February 25, 2021, the required sign was still not installed, thus making the applications incomplete. See attached photos above.

I request that the current deadline, for public comments be extended accordingly to allow neighbours to be notified.

The current circulation area of 120 meters is woefully inadequate as the entire Crerar Neighbourhood is affected.

The deadline is currently prior to March 26, 2021.

2. I strongly object to design of the proposal.

The approved neighbourhood plan called for the completion of Crerar Drive as a municipal loop road for the neighbourhood.

This would allow access to Crerar Park and Crerar Forest by the southern section of Crerar Neighbourhood by municipal roads and sidewalks.

The attached proposal consists of mostly private roads which essentially cut off the southern part of the Crerar neighbourhood from the northern part of the neighbourhood.

I am a concerned resident in the Crerar Neighbourhood. Crerar Park was created for the entire neighbourhood to use.

The promise of the future extension of Crerar Drive as a municipal road with sidewalks to access Crerar Park was most appealing.

The current proposal will cut off access to the park, as planned for in the neighbourhood plan. The proposed development should have its own entrance and should not be connected to the existing Crerar neighbourhood.

3. The approved neighbourhood plan would allow the development of 30 to 40 single family dwellings on municipal roads.

The current proposal is for 221 new residential dwellings on 4.29 hectares. This is excessive density. It is 5 to 7 times what is allowed under the current Official Plan. Only single-family detached homes (on large lots) should be built in the area. The increased density of the proposal will not add value to lives of Crerar residents.

Furthermore, the development is on private roads with inadequate parking. Traffic and parking in the neighbourhood is already inadequate and strained. Several streets including sections of Crerar Drive have been designated for alternate side of road parking or no parking areas. The developer should at least add roundabouts to the development as a traffic calming measure.

4. The entry streets to Crerar neighbourhood are already a traffic nightmare. i.e . rarely passable by 2 cars simultaneously because of road parking in good weather and further exacerbated by snow. The neighbourhood entry streets particularly affected are: Sirente Drive, Pescara Drive and Distin Drive.

5. This proposal would make new the Crerar Drive entrance from Stone Church Road East the main entrance for the proposed largely private and condominium roads. The intersection would need to be signalized to ensure public safety.

6. The private high school on Crerar Drive causes its own parking and traffic issues as few students are from the neighbourhood. The students are largely bussed. Others drive their own vehicles or are dropped off. The staff of the high school and adult students of the private teachers college on Crerar Drive create additional traffic. The students are all bussed to schools in other neighbourhoods. Although the high school leads to an increase in traffic, the students are really well natured. However, I am concerned about the noise a new potential public school would cause when the neighbourhood is expanded.

7. The City purchased lands previously owned by the school board and made it part of Crerar Park. The City retained a portion of land on the west side to allow for a public road to access Crerar Park. This development proposal eliminates that road.

8. The lot coverage of the proposed residences and private streets are excessive. There is very little landscape and green area as a percentage of the proposed development. There will be an increase in impervious areas and grey infrastructure. As a result, there will be excess runoff, drainage and infiltration issues. The development also doesn't include any green infrastructure. Grey infrastructure experiences 55% runoff while green infrastructure has only 10% runoff. The development will have a large impact on wildlife in the area as they experience a loss of habitat. The footprint of the homes is land that will be taken away from native species. This development will lead a loss of biodiversity in wildlife. Therefore, all the homes built should have large lots to reduce the impact. Wildlife crossings and passageways also need to be created to protect native animals and vulnerable species. Since this is a family friendly neighbourhood, the design should include several parks, hiking trails and forested areas. Crerar residents have a great appreciation for community and nature. The developer should ensure that the proposed development will be valued by existing Crerar residents. The previous contentious tree cutting in the neighbourhood is well documented. The proposed development further eliminates vegetation from Crerar Neighbourhood. The neighbourhood already has its periphery developed with many Churches, townhomes, apartment buildings (rental and condominium) and senior residences. The rental apartment buildings in the area have already raised many environmental and safety concerns in the area. Areas with a high population density have higher crime rates and attract questionable characters. This is a family friendly neighbourhood and only low-density housing should be built in the vicinity. The townhomes and maisonettes are inappropriate for this neighbourhood.

Crerar neighbourhood is also home to Bob Kemp Hospice and the proposed future Shalom Village Long Term Care (7 storeys) on Upper Wellington. These are all developments on the periphery of the neighbourhood with direct access to the main streets, Stone Church Rd. East, Upper Wentworth Street and Upper Wellington St. The neighbourhood has more than contributed to the Provincial Policy statements of 2A2A with regards to "Encourage an increase in the mix and supply of housing." Crerar residents are already overwhelmed by the noises and smells of the local commercial units. Many people experience health problems such as headaches from noise pollution. Having a lot of green spaces and forests in the development can alleviate this issue. The other statement with regards to "protect the environment and public safety" is beyond questionable. The Crerar neighbourhood used to be quiet and peaceful area. Now the density is increasing at a high rate and there are major noise, safety and traffic concerns.

This proposal is in the centre of the neighbourhood and largely deviates from the current neighbourhood plan by creating private roads to increase density and prevent access to roads and parklands in the neighbourhood.

I would like all of my personal information removed, including my name. I have had the worst experiences with the City of Hamilton and am especially concerned about staff members seeing my personal information. I will not tolerate any harassment.

Thank you for considering this letter.

[REDACTED]

Address: [REDACTED]

Email: [REDACTED]

WITHOUT PREJUDICE

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

March 24, 2021

Dear Mr. Michael Davis,

RE: UHOPA-21-005, ZAC-21-009, 25T-202104, 25CDM-2021005 and 25CDM-2021006

I object to the application. Lavita Estates 311 – 313 Stone Church Road East, Hamilton Project No. 281-18 proposal to build high density housing submitted to the City of Hamilton for approval.

The proposal identifies a protected Butternut (tree #132) in good condition situated in block 2 of the proposal, growing on edge of escarpment, **tagged 9600**, that is in conflict with the building envelope which the plan recommends to remove *upon approval from the MNRF. **Butternuts are endangered species protected under Ontario’s Endangered Species Act that rely on authorities empowered to protect them.** <https://www.ontario.ca/page/butternut-trees-your-property#section-5>

A Bur Oak 114cm DBH; approximately 275 years old (tree #12) in good condition situated on the boundary of adjacent Crerar Neighbourhood Park land interferes with a proposed retaining wall due to it’s root zone therefore the plan recommends it be removed, along with other trees on the park land. Neighbouring regions of Halton and Niagara respect trees of this age, nature and magnitude. The City of Hamilton also has the authority to preserve these monuments of living history. PLEASE do not allow the removal of this tree to erect a retaining wall when manageable alternatives are available.

<https://urbansolutions.info/wp-content/uploads/2021/01/Planning-Justification-Report.pdf>
<https://urbansolutions.info/wp-content/uploads/2021/01/Landscape-Tree-Protection-Plans.pdf>

Page 36 of the Planning Justification Report states “there are no significant trees on the subject lands”. As stated above, their “Landscape Tree Protection plan” recommends the removal of a protected Butternut tree #132, the 275 year old Bur Oak tree #12, as well as several other trees on the adjacent Crerar Neighbourhood Park land. This negates the plans compliance of sufficient distance and adversely impacts surrounding lands, threatens park land and protected trees. This disregards section E.3.7.5 of UHOP - New residential development in greenfield areas shall generally be designed and planned to: a) Minimize changes to existing topography; b) Preserve existing trees and natural features.

The plan’s aim is to prioritize intensification with high density housing. Even if the plan falls in line with the UHOP guidelines, it does not justify approval, especially when surrounding area trees and parks are jeopardized. Using land efficiently should not require “force fitting” homes to meet a density mandate. The amending by-law seeks to reduce the required landscape open space from 40% to 28% of the total lot area of the standard condominium to accommodate the proposed development. This brings attention to the several by-laws requiring variances in order to accommodate this proposal which seeks to increase permitted building heights by 2 metres (6.56 feet), to reduce front yard setback by 1.5 metres, to reduce rear yard setback by 1.5 metres, etc.

The Planning Justification Report states there is sufficient distance between existing and proposed dwellings which will be of similar height and compatible built forms. The proposed plan is to build primarily 3 storey condo block town homes. This is in conflict with the illustration of the surrounding lands which are primarily 1.5 and 2-storey single-detached homes. Section B.3.3.3.2 UHOP - New development shall be designed to minimize impact on neighbourhood buildings and public spaces by: a) creating transitions in scale to neighbouring buildings; b) ensuring adequate privacy and sunlight to neighbouring properties. The land parcel is insufficient and requires multiple changes to the current by-laws and would otherwise be in non-compliance. Adequate privacy to neighbouring properties was not addressed and is non-existent.

Local wildlife includes Rabbits, Coyotes, Possums, Raccoons, Skunks, Squirrels, Chipmunks, Bats, several avian species including Blue Jays, Cardinals, Finches, Juncos, Flickers, Woodpeckers, Nuthatches, Red-winged Blackbirds, Grackles, Oriole, Chickadees, Nightingales, Wood Thrush, Canadian Geese, Crows, Hawks, Owls and more, as well as migratory birds, insects, amphibians and other potentially endangered species.

Historically 80% of Southern Ontario’s Carolinian Region was covered with forest but now only 11% remains. Canadian forests and fields have an important role to play in supporting our communities, our economy and our wildlife. Loss and alteration of habitat, toxic pollutants such the widespread use of pesticides and herbicides and climate change threaten Canada’s wildlife in our forests and farmlands. Therefore it is crucial that we support the protection and enhancement of wildlife habitat.

I appeal to the Hamilton City Council Planning Committee to please consider and preserve the endangered Butternut, Bur Oak and the other mature Park land boundary trees for their historical significance, essential beauty and habitat they provide. This may require revision or rejection of the proposed project.

I request that any personal information with regard to this letter or my communication with the city is removed and will not be made available to the general public or appear on the City’s website.

I understand that I will be provided with a copy of the staff report prior to the public meeting to be held by the Planning Committee of City Council.

Thank-you for considering this letter.

Sincere Regards,
Area Resident

cc: Esther Pauls, Ward 7 Councillor Hamilton Mountain, City of Hamilton
cc: Lisa Burnside, Chief Administrative Officer, Hamilton Conservation Authority
cc: Chris Motherwell, President, The Hamilton Naturalists’ Club
cc: Jennifer Harvard, Lands & Waters Technical Specialist, Ministry of Natural Resources and Forestry
cc: Rob Hare and Dan Elliott, Provincial Directors, Canadian Wildlife Federation of Ontario
cc: Peter Kelly, Great Lakes West Regional Director, Nature Guelph , Ontario Nature
cc: RBG Board of Directors, Royal Botanical Gardens

From: Lina Toy
Sent: March 25, 2021 6:05 PM
To: Vrooman, Tim <Tim.Vrooman@hamilton.ca>; Pauls, Esther <Esther.Pauls@hamilton.ca>
Subject: Objection to Folder 2021 102876 00 PLAN (1020649) Files: UHOPA-21-005, ZAC-21-009, 25T-202104, 25CDM2021005, 25CDM-2021006

March 25, 2021

City of Hamilton

71 Main St, West 5th Floor

Hamilton, ON L8P 4Y8\

Lina Toy

Attention: Mr. Tim Vrooman:

RE: Notice of Complete Applications by UrbanSolutions Planning & Land Development Consultants Inc. on behalf of DiCenzo Construction Company Ltd. for Urban Hamilton Official Plan Amendment,(File No. UHOPA-21-005), Zoning By-law Amendment (File No. ZAC-21-009), Draft Plan of Subdivision (File No. 25T-202104) and Draft Plan of Condominium (File No's. 25CDM-2021005, 25CDM-2021006) for Lands Located at 311 & 313 Stone Church Road East, Hamilton (Ward 7)

Dear Mr. Vrooman:

I strongly object to the proposed subdivision Plan and changes to existing UHOP as this will have a significant negative impact on our neighbourhood in many ways. This intensification of this new proposed plan from the original plan of 30 to 40 single family dwellings is excessive and detrimental to this small neighbourhood.

The current proposal for 221 new residential dwellings on 3.14 hectares is beyond excessive, and will greatly affect this neighbourhood and increase traffic to an unreasonable point. The roads are already filled with vehicles, that it is difficult for two vehicles to simultaneously drive through these streets, not to mention the delays crossing the intersection at Pescara and Upper Wentworth.

The submitted Justification Report is also questionable, it does not provide the data for their conclusions, and in my opinion falls short of a true representation of the impact of the development. Their conclusion that this development will not cause any operational issues or add significant delays or congestions are simple not accurate. Traffic and parking in the neighbourhood is already inadequate and strained, now imagine 442 new vehicles added to this already congested small neighbourhood! The

further recommendations to add 2 speed cushions on Crerar is simply not warranted as should they be successful in adding this many dwellings, there would be no need to slow down vehicles as they would already be no movement due to congestion, and no possible way that speeding would be a factor.

The neighbourhood already has its periphery developed with many Churches, townhomes, apartment buildings and senior residences, as well as the Bob Kemp Hospice and the future Shalom Village Long Term Care home on Upper Wellington, which is slated to be a 7 storey building.

To propose adding another 221 dwellings to this area is more than 4 times the density per hectare as outlined in the UHOP and is way too dense for this already dense area.

The proposed amendment to the zoning by-law from "C" to modified "C" is not appropriate for this neighbourhood, as previous construction has addressed those issues, and there is more than adequate diverse dwellings in the area, to add even more would be beyond a proportionate density for this area, and will adversely affect the existing residential community.

In my opinion the Zoning should remain as "C" Urban protected residential, as per the original Urban Hamilton Official Plan.

Other issues with the proposed development as an aesthetic is that the lot coverage of the proposed residences and private streets are excessive, leading to overcrowding, the lack of landscape and green space as a percentage of the proposed development is inadequate.

The proposed plan is too dense and therefore, detrimental to an already dense area. Other developments on Hamilton mountain that are underway have no where near the intensification of dwellings. It does not seem appropriate to concentrate this many dwellings in the centre of an already diversely populated neighbourhood, surrounded by townhomes, condominiums and an apartment building, there needs to be a balance, and this community already has more than it's fair share of diversity. There are other very recent developments that have not seen the same degree of intensification, it will only cause further degradation of this one quiet neighbourhood, and putting unneeded strain on the current taxpaying residents.

In addition to the above objections, a development of this density, with little regard for green space and landscape will detrimentally affect the enjoyment of the all the existing residents of the neighbourhood. It will also affect an immense amount of wildlife that currently use this space as their home, displacing them to roam the streets of the neighbourhood.

This neighbourhood used to be a quite oasis in the middle of the busy City of Hamilton, and slowly with each additional development it is changing to one of overpopulation and fostering an unwelcoming atmosphere.

Thank you for your time, and I hope you take these points into consideration and stop the over-densification of this once serene area, and support the previous neighbourhood plan of 30 to 40 single family residences.

Regards,

Lina Toy

From: [REDACTED]
Sent: March 25, 2021 8:37 PM
To: Davis, Michael ; Pauls, Esther
Subject: Files:UHOPA-21-005, ZAC-21-009, 25T-202104, 25CDM-2021005,25CDM-2021006, FOLDER:
2021 102876 00 PLAN (1020649)

Dear Mr Davis:

We are concerned citizens who live in the Crearer Dr and Stonechurch Rd E proposed development subdivision.

Our concerns are:

- 1.The influx of traffic onto Stonechurch from the proposed subdivision. is there consideration for a traffic light at the intersection.
2. On reviewing the site plan another concern is the availability of parking on city streets and private roads. we believe the planned parking is inadequate.
3. We would like to request a copy of the staff report and are asking that our personal information not be posted on the city website.

Respectfully [REDACTED], [REDACTED], [REDACTED]

From: [REDACTED]
Sent: March 25, 2021 9:27 PM
To: Davis, Michael ; Pauls, Esther
Subject: UHOPA-21-005, ZAC-21-009, 25T-202104, 25CDM-2021005, 25CDM-2021006

Dear Mr. Davis,

I object to the aforementioned subject applications.

I have been a resident of the the Crerar Neighbourhood for the past 18 years. I did not receive notice of these applications from the City of Hamilton as I do not reside within 120 metres of the proposed development. My wife learned of the applications as she walked along Stonechurch Rd. E. and as luck would have it, viewed the public notice signage. I later received a written copy of the notice of the applications from a concerned neighbour who resided within the 120 metre boundary. These applications will have a direct impact on all residents of the Crerar Neighbourhood not just those who reside within 120 metres of the prospective development.

My primary objection with the applications is the density level of the proposed housing. We are a neighbourhood of primarily single detached family dwellings. I believe I would have difficulty arguing against these applications if they proposed the construction of single detached family homes on the lands in question. The requested amendment to the Urban Hamilton Official Plan, however, proposes to significantly increase the housing density on this relatively narrow tract of land. The proposal calls for the creation of 221 residential dwellings. The vast majority of which consist of block townhouse and maisonette units. The construction of ONLY 17 single detached dwellings is proposed. The townhome and maisonette development is to be primarily accessed through the creation of private roads.

The proposed level of housing density is unacceptable. It will create traffic and parking difficulties for those residents who live closest to the development and for those of us who reside on the the north side of the Crerar Neighbourhood near the entrance to Crerar Park. The development of the Toscani multi unit monstrosity at the corner of Sirente Dr. and Upper Wellington St. has increased traffic in our neighbourhood noticeably. Sirente Dr. is used to access Upper Wentworth St. and the Lincoln Alexander Expressway. Sirente Dr. has become a thoroughfare and speeding is an issue on the straight away section of Sirente Dr. that fronts Crerar Park. The Toscani development has private roads within its boundaries. As a result, tenants in the Toscani complex utilize both sides of Sirente Dr. (east of Wellington) for parking, which creates havoc with traffic as Sirente Dr. is often reduced to one lane especially in the winter with snow removal issues. It is this residents opinion the approval of the applications in question would create similar, potentially dangerous, disruption to the flow of traffic and parking in what should be a quiet residential neighbourhood with many children. The use of Crerar Park has grown as housing development has increased in the neighbourhood. This is not a bad thing, except for the fact that many people do not access the park on foot from the other portions of the neighborhood. Vehicles are often used to access the park and as a result, on many a warm night parking on Sirente Dr. in the area of the park can be heavy. This combined with increased vehicular travel creates an unsafe situation for children and adults when crossing Sirente Dr. The construction of an additional high density development in this neighborhood would only exacerbate the situation.

I am opposed to the high density housing levels of these applications. The proposals as written would result in an excessive amount of housing units and vehicular traffic in our neighbourhood.

I REQUEST THE CITY OF HAMILTON REMOVE MY PERSONAL INFORMATION FROM THESE COMMENTS

Respectfully,



Sent from my iPad

March 25, 2021

To: tim.vrooman@hamilton.ca

Cc: esther.pauls@hamilton.ca

Dear Mr. Vrooman

This letter is to inform you and the city that I object to the following applications:

UHOPA-21-005, ZAC-21-009, 25T-2021005, 25CDM-20210006.

I live in the Crerar neighbourhood and would like to receive a complete copy of the staff report concerning these applications.

1. I would like to point out that the sign notification of the applications was not installed until the end of the first week in March. This actually makes the applications incomplete and nullifies the date of March 26, 2021 as the final date for public comments and objections. I am requesting that this deadline be extended. We have already started to notify neighbours of the intentions of the city but the deadline needs to be extended to allow that all neighbours be notified and allowed to make their objections if required.
2. The current notification of within 120 metres is not adequate as it affects a greater number of homes outside this area.
3. I strongly object to the design of the proposal. At the time I purchased my house the approved neighbourhood plan called for the completion of Crerar Drive as a municipal loop road for the neighbourhood. The approved neighbourhood plan would allow for development of 30-40 single family dwellings on municipal roads which is low density housing. The current proposal is for 221 units on 4.29 hectares. This is excessive density which is 5-7 times the approved and current Official Plan.
4. Traffic and parking in the area is already inadequate and strained. The entry streets can be a nightmare that is rarely passable by 2 cars made more difficult by parking and snow. The neighbourhood streets particularly affected are Distin, Pescara, Resolute and Sirente. Access to Stone Church Road from our neighbourhood is difficult as all of the mountain neighbourhoods use this road to travel east, west across the mountain and therefore often becomes a parking lot of traffic. Adding more intensification of housing will just exacerbate this issue. We already deal with the inadequate structure of Lincoln Alexander Parkway (should be 3 lanes) which causes more traffic to be directed into our neighbourhoods. By adding high density housing there will be even more traffic. In other words, our present infrastructure does not allow for increasing the housing density.
5. The infrastructure is also inadequate for water drainage. During rainstorms our streets often are flooded due to overflow in the storm drains. We are not allowed to drain our property directly into the storm drains because our storm drains cannot handle it so the intensification of the housing will increase problems we already have. With intensification there will not be adequate green space so where will the excess water go to.
6. The private high school on Crerar presents its own issues as most of the students are bussed or driven by parents. The situation with the number of buses in the AM and PM along with the increased number of cars presents a very dangerous situation which will be made worse by increased traffic in this area. There are no public or catholic schools in this area so if housing intensity is allowed there would be increased bus and road traffic.

7. The proposed change would eliminate green space and would not allow for adequate green space for the new units. The previous contentious tree cutting in the neighbourhood is well documented.
8. The neighbourhood already is home to many churches, townhomes, apartment buildings (both rental and condominiums) and senior residences. Crerar is also home to the Bob Kemp Hospice, Rygiel Group Home and the proposed future home of Shalom Village Long Term Care (7 storeys) on Upper Wellington. These developments are on the periphery of the neighbourhood with direct access to the main streets, Stone Church Rd, Upper Wellington Street and Upper Wentworth Street. The neighbourhood has more than contributed to the Provincial Policy Statements of 2020 with regards to "Encourage an increase in the mix and supply of housing." The other statement with regards to "protect the environment and public safety" is beyond question. This is not an NIMB objection.

In conclusion I would just like to express a personal opinion on a change to the zoning. In looking at this it is my opinion that the city would consider this in order to increase its tax base. Hamiltonians do need housing but they probably will not access these units but our neighbours from Toronto will. They will supply units that can be used for personal and investment use. This new influx of non-Hamiltonians are arriving and driving up the prices of our homes due to the pandemic and proximity to Toronto. The city wants to take advantage of every tiny space it can find to increase its taxes. Our area has always paid excessive taxes especially compared to the lower city. We should not be ignored because of where we live.

The proposal is in the centre of the neighborhood and largely deviates from the current neighbourhood plan by creating private roads to increase density and private access to roads and parklands in the neighbourhood. At the very least this should be a mixture of buildings with the majority being single family dwellings. A consideration should be given to make west Crerar Drive beyond the school a court thus limiting through traffic past the school.

Thank you for considering this letter

Nancy Wakefield



March 26, 2021

To: Tim.Vrooman@hamilton.ca

Cc: esther.pauls@hamilton.ca

Dear Mr. Vrooman

This letter is to inform you and the city that I object to the following applications:

UHOPA-21-005, ZAC-21-009, 25T-2021005, 25CDM-20210006.

I have lived in the Crerar neighbourhood for almost 20 years and would like to receive a complete copy of the staff report concerning these applications.

I would also like to be present and make an oral presentation at the public meeting.

1. I would like to point out that the sign notification of the applications was not installed until the end of the first week in March. This actually makes the applications incomplete and nullifies the date of March 26, 2021 as the final date for public comments and objections. I am requesting that this deadline be extended. The current notification of within 120 metres is not adequate as it affects a greater number of homes outside this area.
2. I strongly object to the design of the proposal. At the time I purchased my house the approved neighbourhood plan called for the completion of Crerar Drive as a municipal loop road for the neighbourhood which was a critical component of my decision to build a house on Crerar Drive. The approved neighbourhood plan would allow for development of 30-40 single family dwellings on municipal roads which is low density housing. The current proposal is for 221 units on 4.29 hectares. This is excessive density which is 5-7 times the approved and current Official Plan. It is on private roads with inadequate parking.
3. The private high school on Crerar presents its own issues as most of the students are bused or driven by parents. The situation with the number of buses in the AM and PM along with the increased number of cars presents a very dangerous situation which will be made worse by increased traffic in this area. There are no public or catholic schools in this area so if housing intensity is allowed there would be increased bus and road traffic. As you can see from the proposal there is only “one” new point of egress to gain access to a main thru fare, this will put traffic on all adjoining roadways during busy periods in the day.
4. Traffic and parking in the area is already inadequate and strained. The entry streets can be a nightmare that is rarely passable by 2 cars exacerbated by snow. The affected neighbourhood streets particularly affected are Distin, Pescara, Resolute and Sirente. Access to Stone Church Road from the neighbourhood is difficult as all neighbourhoods use this road and can be a parking lot of traffic. Adding more intensification of housing will just exacerbate this issue. We already deal with the inadequate structure of Lincoln Alexander Parkway which causes even more traffic issues in our area. In other words, our present infrastructure is not conducive for increasing the housing density.
5. The neighbourhood already has its periphery developed with many churches, townhomes, apartment buildings (both rental and condominiums) and senior residences. Crerar is also home to the Bob Kemp Hospice ,Rygiel Group Home and the proposed future Shalom Village Long Term Care (7 storeys) on Upper Wellington. These developments are on the periphery of the neighbourhood with direct access to the main streets, Stone Church Rd, Upper Wellington Street

and Upper Wentworth Street. The neighbourhood has more than contributed to the Provincial Policy Statements of 2020 with regards to "Encourage an increase in the mix and supply of housing." The other statement with regards to "protect the environment and public safety" is beyond questionable.

6. The proposed change would eliminate green space and would not allow for adequate green space for the new units. The previous contentious tree cutting in the neighbourhood is well documented.

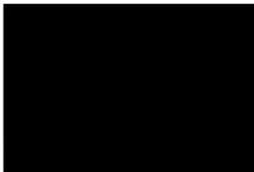
In conclusion I would just like to express a personal opinion on a change to the zoning. In looking at this it is my opinion that the city is considering this in order to increase its tax base and the builder's greed to maximize profits over the community's desires. Hamiltonians do need housing but they probably will not access these units but our neighbours from Toronto will, not necessarily for putting up roots in Hamilton but for profit. This new influx of non-Hamiltonians are arriving and driving up the prices of our homes due to the pandemic and proximity to Toronto. The city wants to take advantage of every tiny space it can find to increase its tax base. We are in a city with very poor management that requires more money to pay impending lawsuits and mismanagement of our current tax dollars. Our area has always paid excessive taxes especially compared to the lower city. We should not be ignored because of where we live.

The proposal is in the centre of the neighborhood and largely deviates from the current neighbourhood plan by creating private roads to increase density and private access to roads and parklands in the neighbourhood.

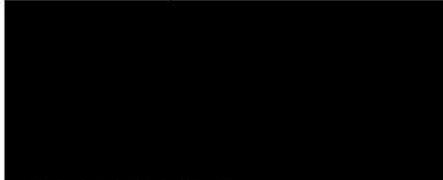
I think a slight increase from the 30-40 homes that was designed for maybe in play. As an example is Crofton Developments Ltd. v. Borough of Scarborough, the Board considered this housing shortage and rising rents. There the Board stated: "Developers are to be discouraged from constantly trying to increase their density in the expectation that if they fail they can ultimately appeal to this Board to rescue them from their difficulties." 71 In this case, the developer was allowed a bonus density of fourteen units if the proposed development provided units for senior citizens. This was considered appropriate because of the minimal demand for municipal services made by senior citizens.

Thank you for considering this letter

David R. Kurceba



Clementina, Rosanna and Ivana Filice



March 20th, 2021

Michael Davis
City of Hamilton
Planning and Economic Development Department
Development Planning, Heritage and Design – Suburban Team
71 Main Street West, 5th Floor
Hamilton, ON
L8P 4Y5

Dear Mr. Davis,

We are writing this letter to voice our objections to the following applications:

UHOPA-21-005

ZAC-21-009

25T-202104

25CDM-2021005

25CDM-2021006

We would like to receive a complete copy of the staff report.

I (Rosanna Filice) would also like to attend the public meeting and make a brief oral presentation.

Having lived here for almost 50 years now, ever since there was only farmland (Comley Farm) on the south side of Stone Church Road East, we have always been aware that eventually the land around us would be developed. When we read through the proposed Draft Plan dated February 19th, 2021, we were quite shocked, to put it mildly.

We strongly object to the design outlined in the proposal because the original plan, going back to the 1970's, involved the following:

- the creation of a road (Crerar Drive) that would connect Stone Church Rd to Guido de Brès High School (that was built in the late 1970's) and eventually any homes that were built in that neighbourhood
- the development of 30-40 single family homes on municipal roads including a park accessible to the entire neighbourhood

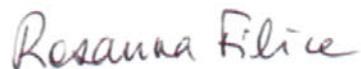
The proposed development of 221 new residential dwellings on solely private roads/condominium roads represents a significant deviation from the original/current neighbourhood plan. It is unacceptable in that it will

- drastically increase the population density of the neighbourhood
- directly affect the amount of traffic that will flow onto Stone Church Road East which is already a dangerous and high-traffic road as it is
- decrease the amount of "green space" at a time when we should be more environmentally conscious

While some sort of development is welcome, the proposed plan is not compatible with the existing community. Certainly, there must be a way to move forward with a development plan that respects the wishes of those of us that have lived here for almost 50 years. Changes to the proposed plan that are an absolute must are a decrease in the number of dwellings and providing additional access roads other than Crerar and Stone Church Road East.

Thank you for your understanding and cooperation.

Sincerely,



Rosanna Filice

cc. Esther Pauls, Ward 7 Councillor

From: Jason M
Sent: March 25, 2021 10:58 PM
To: Vrooman, Tim <Tim.Vrooman@hamilton.ca>
Cc: Pauls, Esther <Esther.Pauls@hamilton.ca>
Subject: Objections to Applications UHOPA-21-005, ZAC-21-009, 25T-2021005, 25CDM-2021006

To: Tim.Vrooman@hamilton.ca

Cc: esther.pauls@hamilton.ca

Dear Mr. Vrooman,

This letter is to inform you and the city that I object to the following applications:

UHOPA-21-005, ZAC-21-009, 25T-2021005, 25CDM-2021006.

I have lived in the Crerar neighbourhood for almost 12 years and would like to receive a complete copy of the staff report concerning these applications.

I would also like to be present at the public meeting. My comments may be made public but I do not wish to have my name and address shared publicly.

1. I would like to point out that the sign notification of the applications was not installed until the end of the first week in March. This actually makes the applications incomplete and nullifies the date of March 26, 2021 as the final date for public comments and objections. I am requesting that this deadline be extended. The current notification of within 120 metres is not adequate as it affects a greater number of homes outside this area.
2. I strongly object to the design of the proposal. At the time I purchased my house the approved neighborhood plan called for the completion of Crerar Drive as a municipal loop road for the neighbourhood which was a critical component of my decision to build a house on Crerar Drive. The approved neighbourhood plan would allow for development of 30-40 single family dwellings on municipal roads which is low density housing. The current proposal is for 221 units on 4.29 hectares. This is excessive density which is 5-7 times the approved and current Official Plan. It is on private roads with inadequate parking.
3. The private high school on Crerar presents its own issues as most of the students are bused or driven by parents. The situation with the number of buses in the AM and PM along with the increased number of cars presents a very dangerous situation which will be made worse by increased traffic in this area. There are no public or catholic schools in this area so if housing intensity is allowed there would be increased bus and road traffic. As you can see from the proposal there is only “one” new point of egress to gain access to a main thru fare, this will put traffic on all adjoining roadways during busy periods in the day.
4. Traffic and parking in the area is already inadequate and strained. The entry streets can be a nightmare that is rarely passable by 2 cars exacerbated by snow. The affected neighbourhood streets particularly affected are Distin, Pescara, Resolute and Sirente. Access to Stone Church Road from the neighbourhood is difficult as all neighbourhoods use this road and can be a parking lot of traffic. Adding more intensification of housing will just exacerbate this issue. We already deal with the inadequate structure of Lincoln Alexander Parkway which causes even more traffic issues in our area. In other words, our present infrastructure is not conducive for increasing the housing density.

5. The neighbourhood already has its periphery developed with many churches, townhomes, apartment buildings (both rental and condominiums) and senior residences. Crerar is also home to the Bob Kemp Hospice and the proposed future Shalom Village Lon Term Care (7 storeys) on Upper Wellington. These developments are on the periphery of the neighbourhood with direct access to the main streets, Stone Church Rd, Upper Wellington Street and Upper Wentworth Street. The neighbourhood has more than contributed to the Provincial Policy Statements of 2020 with regards to “Encourage an increase in the mix and supply of housing.” The other statement with regards to” protect the environment and public safety” is beyond questionable.

The proposed change would eliminate green space and would not allow for adequate green space for the new units. The previous contentious tree cutting in the neighbourhood is well documented.

In conclusion I would just like to express a personal opinion in regards to what this will do to traffic on our street. We live directly across the street from Guido De Bres School. The mornings are chaotic due to the amount of students being bussed into this private school. On top of this, the neighbourhood children are students who attend Catholic and Public schools that have to be bussed based on the boundaries. Once Crerar is opened up and connected to the new development, it will serve as the main route for people looking to get onto the Lincoln Alexander Expressway on Upper Wentworth. Stonechurch is already backed up every day due to the fact that it is only one lane. This will force many of these residents to use Crerar Drive. We are not opposed to extending our neighbourhood to additional housing. We are however, very much opposed to the number of units being squeezed into such a small area, as doing so will have negative effects on the amount of traffic our child friendly neighbourhood will experience.

Thank you for considering this letter.

Jason Mladen

Francesca Mladen

From: Quilter Bee
Sent: March 26, 2021 7:19 AM
To: Pauls, Esther
Subject: 313 Stonechurch Rd., East

*Ester Pauls
Ward 7 Councillor
Hamilton, Mountain*

*We are objecting to the development at Lavita Estates.
At 313 Stonechurch Rd., E. For the following reasons*

*221 units is too excessive for this neighborhood.
Assuming that most families own two vehicles or more.
This would add 400 or more automobiles to our roads.
I count five small parking lots in the development with a total of 55
spaces, I assume it is visitor parking.
Residents in the other townhouse complexes in our neighborhood
park on area streets rather than be bothered juggling cars in their
driveways.
Driving past the townhouse complex at Sirente Dr. and Upper
Wellington is Hazardous Especially during the winter because of
parking, especially where the streets narrow. These complexes are
nowhere near 200 units.
The city is advertising for people to plant trees on their properties to
enhance tree canopy. How many trees will be lost to this
development.*

Mr. & Mrs. James McMurrich

From: Lina
Sent: March 26, 2021 9:55 AM
To: Vrooman, Tim <Tim.Vrooman@hamilton.ca>
Cc: Pauls, Esther <Esther.Pauls@hamilton.ca>
Subject: 311-313 Stone Church Rd E., Hamilton applications

Good morning Mr Vrooman:

I sent a letter of objection with regard to the Hamilton applications submitted for 311-313 Stonechurch Rd E. but would like add another point. The submitted plans do not allow for access to the green space to current residents Originally, there was to be access behind dolphin place leading to the forested green space as a walkway, but that is not shown in these new plans and I know myself and my neighbours strongly object to that. We feel as the existing residents we should have access to the green space as we have had for the last 26 years.

If this could kindly be added to my objections it would be greatly appreciated.

Thank you for your time.

Regards,

Lina Toy

Please feel free cut and paste the following email or choose or make your own comments.

To: michael.davis@hamilton.ca
Cc: esther.pauls@hamilton.ca

Dear Mr. Davis,
I object to the following applications:
UHOPA-21-005, ZAC-21-009, 25T-202104, 25CDM-20210005, 25CDM-20210006.

I wish to receive a complete copy of the staff report.

I wish to be present and make an oral presentation at the public meeting.

1. As per our previous conversation, I would like to notify you that as of Thursday, February 25, 2021 that the required sign was still not installed, thus making the applications incomplete. See attached photos above.

I respectfully request that the current deadline, for public comments be extended accordingly to allow neighbours to be notified.

The current circulation area of 120 meters is woefully inadequate as the entire Crerar Neighbourhood is affected.

The deadline is currently prior to March 26, 2021.

2. I strongly object to design of the proposal.

The approved neighbourhood plan called for the completion of Crerar Drive as a municipal loop road for the neighbourhood.

This would allow access to Crerar Park and Crerar Forest by the southern section of Crerar Neighbourhood by municipal roads and sidewalks.

The attached proposal consists of mostly private roads which essentially cut off the southern part of the Crerar neighbourhood from the northern part of the neighbourhood.

I am a concerned homeowner in the Crerar Neighbourhood.

Crerar Park was created for the entire neighbourhood to use.

The promise of the future extension of Crerar Drive as a municipal road with sidewalks to access Crerar Park was most appealing.

The current proposal will cut off access to the park, as planned for in the neighbourhood plan.

3. The approved neighbourhood plan would allow development of 30 to 40 single family dwellings on municipal roads.

The current proposal is for 221 new residential dwellings on 4.29 hectares.

This is excessive density. It is 5 to 7 times what is allowed under the current Official Plan.

Furthermore, it is on private roads with inadequate parking.

Traffic and parking in the neighbourhood is already inadequate and strained.

Several streets including sections of Crerar Drive have been designated for alternate side of road parking or no parking areas.

4. The entry streets to Crerar neighbourhood are already a traffic nightmare. i.e. rarely passable by 2 cars simultaneously because of road parking in good weather and further exacerbated by snow. The

neighbourhood entry streets particularly affected are: Sirente, Pescara, and Distin.

5. This proposal would make new the Crerar Drive entrance from Stone Church Rd. East the main entrance for the proposed largely private and condominium roads .

6. The private high school on Crerar Drive causes its own parking and traffic issues as few students are from the neighbourhood.

The students are largely bussed. Others drive their own vehicles or dropped off. The staff of the high school and the staff and adult students of the private teachers college on Crerar Drive create additional traffic. The students are all bussed to schools in other neighbourhoods.

7. There are no public or separate schools in this neighbourhood. The City purchased lands previously owned by the school board and made it part of Crerar Park.

The City retained a portion of land on the west side to allow for a public road to access Crerar Park. This development proposal eliminates that road.

8. The lot coverage of the proposed residences and private streets are excessive.

There is very little landscape and green area as a percentage of the proposed development.

The previous contentious tree cutting in the neighbourhood is well documented.

The proposed development further eliminates vegetation from Crerar Neighbourhood.

The neighbourhood already has its periphery developed with many Churches, townhomes, apartment buildings (rental and condominium) and senior residences.

Crerar neighbourhood is also home to Bob Kemp Hospice and the proposed future Shalom Village Long Term Care. (7 storey) on Upper Wellington.

These are all developments on the periphery of the neighbourhood with direct access to the main streets, Stone Church Rd. East, Upper Wentworth Street and Upper Wellington St. The neighbourhood has more than contributed to the Provincial Policy statements of 2020 with regards to "Encourage an increase in the mix and supply of housing." The other statement with regards to "protect the environment and public safety" is beyond questionable.

This proposal is in the centre of the neighbourhood and largely deviates from the current neighbourhood plan by creating private roads to increase density and prevent access to roads and parklands in the neighbourhood.

Thank you for considering this letter.

NAME: Joe Gallo



From: Anita

Sent: March 26, 2021 3:20 PM

To: Vrooman, Tim <Tim.Vrooman@hamilton.ca>; Pauls, Esther <Esther.Pauls@hamilton.ca>

Subject: Objection to Folder 2021 102876 00 PLAN (1020649) Files: UHOPA-21-005, ZAC-21-009, 25T-202104, 25CDM2021005, 25CDM-2021006

Hello,

I wanted to add of things to my objection the the 311-314 Stone Church development.

1. I have read the letter submitted by Lina Toy and I completely support and agree with each and every one of her points.

2. I was in error misunderstanding one point in the plans, I had thought the parking for all units, aside from the houses, allowed for a garage plus two driveway spots and see that it actually just the garage and ONE driveway spot. With none of those units having basements for storage, it is an absolute certainty that people will be using their garages for storage and NOT for their cars, therefore with most families having more than one car, most townhouse developments having narrow private roads with no parking, this is a serious problem and one that I can't even understand how this type of planning could be permitted in a suburban setting where it is typically a 1 KM walk to the nearest bus stop making it not very pedestrian-friendly environment.

3. In the UHOP Section E.3, it states "Development shall improve existing landscape features and overall landscape character of the surrounding area". Cramming in 221 units and all those cars does not improve the area, it further degrades an area that is already overloaded with high density.

4. On the submitted Urban-Design-Brief.pdf, page 19, it shows a "proposed pedestrian gate" in an area that I had always understood, based on original approved plans, that it would be left open as 50-foot leeway from the back fences of the Dolphin Place existing residences. Now it will be smaller, just 19-feet and closed off with a proposed gate and will there be a lock on that gate preventing the community from being able pass through?

Thank you for your time.

Anita Thomas

From: Lori Wright

Sent: March 26, 2021 7:18 PM

To: Pauls, Esther <Esther.Pauls@hamilton.ca>; Vrooman, Tim <Tim.Vrooman@hamilton.ca>

Subject: lavita_estates_letter_to_neighbours.pdf

Dear Ms Pauls and Mr Vrooman,

As per attached PDF, I am writing to inform you of my objections to the following applications located @ 311 & 313 Stone Church Rd E, Hamilton.

- UHOPA-21-005
- ZAC-21-009
- 25T-202104
- 25CDM-2021005
- 25CDM-2021006

I have lived in this community for over 24 years & have major concerns with the attached proposal.

Four of my major concerns:

- this is NOT the original plans of "single family dwellings ONLY"
- too much traffic congestion
- over population in our area that already has our community surrounded by townhouses & condominiums at every entrance
- loss of MORE TREES & nature.

Thanking you in advance, please feel free to contact me with any questions or concerns.

Sincerely,
Lori Wright



Hamilton

Mailing Address:
71 Main Street West, 5th Floor
Hamilton, Ontario
Canada L8P 4Y5
www.hamilton.ca

Planning and Economic Development Department
Development Planning, Heritage and Design
71 Main Street West, 5th Floor, Hamilton ON L8P 4Y5
Phone: 905-546-2424 Fax: 905-546-4202

February 19, 2021



Dear neighbour, you might not have received this notice, please object to Michael Davis & Councillor Park.

Files: UHOPA-21-005
ZAC-21-009
25T-202104
25CDM-2021005
25CDM-2021006
Folder: 2021 102876 00 PLAN (1020649)

Dear Sir / Madam:

THANK YOU

Re: Notice of Complete Applications by UrbanSolutions Planning & Land Development Consultants Inc. on behalf of DiCenzo Construction Company Ltd. for Urban Hamilton Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision and Draft Plan of Condominium for Lands Located at 311 & 313 Stone Church Road East, Hamilton (Ward 7)

In accordance with the provisions of the *Planning Act*, this letter is to advise that complete applications have been received by Hamilton's Planning and Economic Development Department for an Urban Hamilton Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision and Draft Plan of Condominium for Lands Located at 311 and 313 Stone Church Road East (please see attached Location Plan).

Purpose and Effect of Applications

221 UNITS PROPOSED

These applications are intended to allow for the development of a range of new housing forms; new public and private streets; and, the preservation of a 1.15 hectare woodland. Specifically, the applications propose the development of 221 new residential dwelling units consisting of 112 block townhouse units, 80 maisonette units, 17 single detached dwellings and 12 street townhouse units. The proposed subdivision involves an extension of Crerar Drive to connect with Stone Church Road East and the creation of a new Street 'A' to serve the new planned residential development blocks.

Urban Hamilton Official Plan Amendment (File No. UHOPA-21-005)

The purpose and effect of this proposed Urban Hamilton Official Plan Amendment is to allow for a site-specific reduction to the minimum density requirements for Medium Density Residential uses in order to permit a block townhouse and maisonette development on a portion of the proposed Draft Plan of Subdivision. The proposed Official Plan Amendment will also allow for the dedication of a 1.15 hectare woodlot to the City of Hamilton as a parkland dedication.

The proposed Official Plan Amendment, and information and material related to it, will be available in the staff report for public inspection.

P.S. please talk to your neighbours as the City only sent notices to homeowners within 120m of application address.

- ii If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the City of Hamilton in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal (LPAT) unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Condominium Applications 25CDM-2021005 and 25CDM-2021006

- i If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the City of Hamilton in respect of the proposed Draft Plans of Condominium before the approval authority gives or refuses to give approval to the Draft Plans of Condominium, the person or public body is not entitled to appeal the decision of the City of Hamilton to the Local Planning Appeal Tribunal (LPAT).
- ii If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the City of Hamilton in respect of the proposed plans of condominium before the approval authority gives or refuses to give approval to the draft plans of condominium, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal (LPAT) unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Public Input

Before we prepare a staff report for Council consideration, we are extending an opportunity to you to make comments. Any written comments received by the Department prior to **March 26, 2021**, will be published as part of the report made available to the general public and will appear on the City's website unless you expressly request within your communication that the City remove your personal information. Those persons who respond to the Department will be provided with a copy of the staff report prior to the public meeting to be held by the Planning Committee of City Council. Please forward your comments, quoting UHOPA-21-005, ZAC-21-009, 25T-202104, 25CDM-2021005 and 25CDM-2021006 to:

★ PLEASE EMAIL TO REGISTER YOUR COMPLAINTS BEFORE
① Michael Davis, City of Hamilton
Planning and Economic Development Department
Development Planning, Heritage and Design - Suburban Team
71 Main Street West, 5th Floor, Hamilton, ON, L8P 4Y5
Fax: 905-546-4202 - E-Mail: Michael.Davis@Hamilton.ca
MARCH 26, 2021

②



Please feel free cut and paste the following email or choose or make your own comments.

To: michael.davis@hamilton.ca
Cc: esther.pauls@hamilton.ca

Dear Mr. Davis,

I object to the following applications:

UHOPA-21-005, ZAC-21-009, 25T-202104, 25CDM-20210005, 25CDM-20210006.

I wish to receive a complete copy of the staff report.

I wish to be present and make an oral presentation at the public meeting.

1. As per our previous conversation, I would like to notify you that as of Thursday, February 25, 2021 that the required sign was still not installed, thus making the applications incomplete. See attached photos above.

I respectfully request that the current deadline, for public comments be extended accordingly to allow neighbours to be notified.

The current circulation area of 120 meters is woefully inadequate as the entire Crerar Neighbourhood is affected.

The deadline is currently prior to March 26, 2021.

2. I strongly object to design of the proposal.

The approved neighbourhood plan called for the completion of Crerar Drive as a municipal loop road for the neighbourhood.

This would allow access to Crerar Park and Crerar Forest by the southern section of Crerar Neighbourhood by municipal roads and sidewalks.

The attached proposal consists of mostly private roads which essentially cut off the southern part of the Crerar neighbourhood from the northern part of the neighbourhood.

I am a concerned homeowner in the Crerar Neighbourhood.

Crerar Park was created for the entire neighbourhood to use.

The promise of the future extension of Crerar Drive as a municipal road with sidewalks to access Crerar Park was most appealing.

The current proposal will cut off access to the park, as planned for in the neighbourhood plan.

3. The approved neighbourhood plan would allow development of 30 to 40 single family dwellings on municipal roads.

The current proposal is for 221 new residential dwellings on 4.29 hectares.

This is excessive density. It is 5 to 7 times what is allowed under the current Official Plan.

Furthermore, it is on private roads with inadequate parking.

Traffic and parking in the neighbourhood is already inadequate and strained.

Several streets including sections of Crerar Drive have been designated for alternate side of road parking or no parking areas.

4. The entry streets to Crerar neighbourhood are already a traffic nightmare. i.e. rarely passable by 2 cars simultaneously because of road parking in good weather and further exacerbated by snow. The

neighbourhood entry streets particularly affected are: Sirente, Pescara, and Distin.

5. This proposal would make new the Crerar Drive entrance from Stone Church Rd. East the main entrance for the proposed largely private and condominium roads .

6. The private high school on Crerar Drive causes its own parking and traffic issues as few students are from the neighbourhood.

The students are largely bussed. Others drive their own vehicles or dropped off. The staff of the high school and the staff and adult students of the private teachers college on Crerar Drive create additional traffic. The students are all bussed to schools in other neighbourhoods.

7. There are no public or separate schools in this neighbourhood. The City purchased lands previously owned by the school board and made it part of Crerar Park.

The City retained a portion of land on the west side to allow for a public road to access Crerar Park. This development proposal eliminates that road.

8. The lot coverage of the proposed residences and private streets are excessive.

There is very little landscape and green area as a percentage of the proposed development.

The previous contentious tree cutting in the neighbourhood is well documented.

The proposed development further eliminates vegetation from Crerar Neighbourhood.

The neighbourhood already has its periphery developed with many Churches, townhomes, apartment buildings (rental and condominium) and senior residences.

Crerar neighbourhood is also home to Bob Kemp Hospice and the proposed future Shalom Village Long Term Care. (7 storey) on Upper Wellington.

These are all developments on the periphery of the neighbourhood with direct access to the main streets, Stone Church Rd. East, Upper Wentworth Street and Upper Wellington St. The neighbourhood has more than contributed to the Provincial Policy statements of 2020 with regards to "Encourage an increase in the mix and supply of housing." The other statement with regards to "protect the environment and public safety" is beyond questionable.

This proposal is in the centre of the neighbourhood and largely deviates from the current neighbourhood plan by creating private roads to increase density and prevent access to roads and parklands in the neighbourhood.

Thank you for considering this letter.

NAME:

Address:

Email:

Phone: (optional)

From: Leanne Sinclair
Sent: April 9, 2021 10:25 PM
To: Pauls, Esther <Esther.Pauls@hamilton.ca>
Subject: Fwd: Proposed development on 311 and 313 stonechurch rd and the extension of crerar dr

Leanne's phone

Begin forwarded message:

From: Leanne Sinclair [REDACTED]
Date: March 29, 2021 at 9:51:21 AM EDT
To: Esther.Pauls@hamilton.ca
Subject: Proposed development on 311 and 313 stonechurch rd and the extension of crerar dr

Good morning Esther I sent an email to Michael Davis and cc'd you. His email bounced back saying no email exists ,my neighbour's the same thing happened . So what do we do now. We really do not want over 220 block homes they will be not nice looking and will bring down the value of our properties. These will most likely be rental or Hamilton housing they have no backyards and no road access to upper wellington so only stonechurch and crerar are the only options to get out of survey. We live on a small street with limited parking on street with a school that has about 20 busses that arrives 2x a day there is always congestion at these times. We really need to look into street parking in the area. On Distin which is off crerar going onto stonechurch is always congested everyone parks on the street eventhough they have driveways . On garbage day you can't get by and have to back up to get onto crerar and go another way. They should have signed parking for half the month on one side and switch . I would appreciate an email back to discuss these issues and what do we do about the proposed development. Thank you

Leanne Sinclair
[REDACTED]

From: Carlo & Carol

Sent: June 8, 2021 4:28 PM

To: Vrooman, Tim <Tim.Vrooman@hamilton.ca>; Pauls, Esther <Esther.Pauls@hamilton.ca>; Milovanov, Zora <Zora.Milovanov@hamilton.ca>

Subject: Lavita Estates (311 & 313 Stone Church Road East, Hamilton Ward 7))

Hi Tim & Esther - I am writing to you in follow up to the Community Information Meeting regarding the proposed Lavita Estates Development hosted by the applicant last evening. It was helpful to hear more information and to see concept renderings of the proposed project. However, I still remain very concerned and opposed to the current design of the Enclave (12 Single Family Condos) portion of the application. The impact to our property at 10 Dolphin Place is not acceptable and cannot be considered to be adhering to reasonable planning standards for integrating this project with our existing property and street. Our biggest concern remains with the interior side yard setback of 1.2m proposed to be adjacent to our existing rear yard property line. I received an email yesterday from Allan Buist from Dicenzo Group (I am not sure if he is a Planner - he did not indicate). In the email, he stated that the 1.2m (**3.94ft**) setback indicated the entire buildable area of lot #4 and that the actual building would be 1.65m (**5.41ft**) from my rear yard property line. This is ludicrous! They are proposing to build a 2.5 story, large luxury home, sideways, as a large brick structure 3 to 5 feet from my rear yard fence spanning almost the entire length of my rear property line. My existing rear yard property line must be treated as such and not as a side yard. I am hoping that the City of Hamilton would not support this particular component of the [design.as](#) it does not adequately address the planning context of our existing property. I believe that a 6m (19.69ft) rear yard setback, which is being provided between the proposed buildings on Enclave Lots 1 - 3 and existing Dolphin Place properties, should be honoured for our property at 10 Dolphin Place, as well.

I believe that the " T " street configuration proposed in the Enclave is not workable to be directly adjacent to the back of the properties along Dolphin Place. First of all, it is the " T " configuration that is causing the positioning of a side lot against our rear lot. It is also the " T " configuration that is placing a Visitor Parking Lot against the rear yard of our next door neighbour, which does not respect their rear yard property condition, nor our and our other neighbours rear yard views. I believe that the best way to resolve this is to make the Enclave road an " L " shape (curved away from Dolphin Place to the south) vs a " T ". This way all of our existing properties on Dolphin Place, impacted by the Enclave development, will have rear yards to rear yards. The Enclave could then move all of their Visitor Parking to the far south end of the curved " L " road adjacent to the walking path. They may have to alter the widths of some lots to make this work or go from 12 lots to 11 lots.

I also remain concerned about the cliff-like rock formations currently in the forested space directly behind our lot. I would like verification about how much of this rock formation is included in the Enclave Development and if so, will it be left intact or blasted away. I have attached pictures of this rock formation that is only 20 feet or so from my rear property line. I also noticed in one report that there will be a retaining wall constructed along my rear property line. I am concerned that this may impact my rear fence. Please advise if it would be the responsibility of the developer to repair, replace and/or provide compensation for any fence damage resulting from construction activities.

Sincerely, Carol McKenna







