

**From:** Emili, Anna  
**Sent:** February 22, 2024 11:51 AM  
**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca)  
**Subject:** Public Meeting for 26 Southcote Road

I currently reside at [REDACTED]

1. I have attached the letters I had initially sent to the City in 2018 regarding the project.
  
2. I have concerns about the number of units that would be bordering my property and the number of units on the proposed plan. I do not feel this plan is in keeping with the established neighbourhood. I feel that this will further increase the traffic flow on Southcote.
  
3. I also had responded to Ryan Ferrari at A.J Clarke with some of my questions surrounding the proposed plan in an email . I have included a copy below of the content of my email.

I reviewed Figure 2: Concept Plan

I have concerns about the drainage issues on this property as there is a stream that runs through the property. I have photos and videos that document the stream and how the flow increases during rainstorms.

6.00 m storm easement that is bordering my property

Questions/Concerns:

1. Is the storm easement on the subject lands at 26 Southcote Road or my property?
  - a. If the storm easement is proposed on my property, how will you ensure my 60 plus year old evergreen trees are protected?
  
2. Is this considered a municipal drain and to be constructed under the Drainage Act?

3. Who would be responsible for the routine grounds maintenance?
4. Who would be responsible for maintaining the drainage system to allow for proper function of the system?

6.00 m wide privacy areas

Questions:

1. Who would be responsible for routine grounds maintenance?

I look forward to attending the meeting. I request that my name be removed from public documents as I do not want my address on public record.

Anna-Marie Emili

December 16, 2018

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

Dear Ms. Nheiley:

**Re: File No. UHOPA-18-22, File No. ZAC-18-056, File No. 25T-201810**

I am the occupant and co-owner of [REDACTED] which is [REDACTED] located at 26 Southcote Road. I am concerned about the impact of new construction on that land given the high groundwater level in our area.

After heavy or prolonged rainfall events, there is an intermittent stream in the Lands located at 26 Southcote Road. This flow lasts for longer periods of time in the spring following snow melt and surface flow ceases during dry periods. Of more concern is the perennial ground saturation. In my dwelling, I have 3 sump pumps and a French drain in my backyard to handle the current water level. It was necessary for me to install an Automatic Standby Generator to prevent flooding of my basement from sump pump failure during power outages.

I am concerned that building on this land will increase the impervious footprint and the surface run off due to decreased ground infiltration. The building foundations may further interrupt subsurface flow and redirect flow to my property.

I would like assurances that a proper drainage management infrastructure will be incorporated into the building plans to deal with the high groundwater level and seasonal surface flooding. I would also request that a system be in place to address any flooding of property of adjacent homes to the Lands at 26 Southcote as the project progresses or after completion.

I request that my name be removed from any public documents. I look forward to hearing how you will address this issue in your report. Thank you for your consideration.

Sincerely,

[REDACTED]  
Anna-Marie Emili

[REDACTED]  
cc Lloyd Ferguson, City of Hamilton, Ward 12

December 16, 2018

Ms. Brynn Nheiley

Planning and Economic Development Department, Development Planning, Heritage and Design-Suburban Team

City of Hamilton

71 Main Street West, 5th Floor

Hamilton, ON

L8P 4Y5

Dear Ms. Nheiley:

**Re: File No. UHOPA-18-22, File No. ZAC-18-056, File No. 25T-201810**

We are writing to voice our opposition to the proposed change in zoning of the Lands at 26 Southcote Road from the Residential 3 "R3" Zone to a modified Multiple Residential "RM4" Zone, Modified and Residential 3 "R3" Zone.

The surrounding area is a mature neighbourhood that is a low-density residential area consisting of single detached dwellings. We feel that the current zoning of the Lands at 26 Southcote Road is in keeping with the neighbourhood.

The Official Plan for the City of Hamilton outlines Urban Designs Goals including to: "Ensure that new development is compatible with and enhances the character of the existing environment and locale." and "Promote intensification that makes appropriate and innovative use of buildings and sites and is compatible in form and function to the character of existing communities and neighbourhoods." The current proposal for the Lands at 26 Southcote Road is not consistent with either of these goals.

We are concerned that the development proposed for 26 Southcote Road will negatively impact our neighbourhood by:

- a. Increasing traffic flow
- b. Increasing noise exposure
- c. Decreasing privacy of adjacent homeowners
- d. Exacerbating flooding secondary to a negative effect on the already high groundwater level

Please see attached signatures in support of this letter.

We look forward to hearing how you will address this issue in your report. As indicated in your letter, we would like copies of the staff report. Thank you for your consideration.

cc. Councillor Lloyd Ferguson, Ward 12