

## February 27, 2024 Committee of Adjustment – City of Hamilton

### RE: SC/B-24:01294 Green Road, Stoney Creek (Ward 10)

Applicant Greenx Investments Inc. – D. Verma Owner Greenx Investments Inc.

### RE: SC/A-24:04294 Green Road, Stoney Creek (Ward 10)

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My name is Michael Snosek, and I am the owner of 292 Green Road. I moved into the property with my family in December 2021. I would like to publicly voice my objection and concerns with the proposed severance of 294 Green Road into two lots and their redevelopment into duplexes on each lot. I feel that it does not fit in with the current zoning (R2 - single residential) and density layout of the neighbourhood. As a family with young kids, we have concerns with the additional traffic flow, and potential increase in noise levels with 4 new dwellings at the proposed lots.

Our major concern however is with the potential changes to the lot grading and its effect on existing stormwater drainage and seasonal flooding issues facing our properties (Fig. 1 & 2). If there is to be any consideration for severing, re-zoning, or redeveloping this land, a survey of the existing watersheds and their efficacy should be conducted by the applicant and/or the City of Hamilton. Any land grading increases to 294 Green Road will lead to significant flooding to my property.



**Fig. 1.** Flooding of 294 Green Road's backyard during winter 2022 as seen from our property.



**Fig. 2.** Flooding of 294 (a) and 292 Green Road (b) during fall 2023 with retaining wall between 106 Seaton Place Drive.

Per communications with our neighbour at 106 Seaton Place Drive that backs onto both our properties, and the previous owner of 294 Green Road, this matter has been brought to the attention of the City of Hamilton staff, and the previous Ward 10 Council (Maria Pearce) over the past few years and has not been resolved.

Both 294 and 292 Green Road are older homes surrounded by (approved) newer developments. All the properties surrounding us have a retaining wall of up to 2 ft above (our) ground level (Fig. 3 & Fig 4a). A water catch basin located at the north end of 104 Seaton Place Drive (blue X, Fig. 4a) is above our ground level and not draining standing water from our properties. A second water catch basin (yellow X, Fig.4a) located on the west end of 294 Green Road is positioned near the high point of the property, likewise, not alleviating the flooding issue as both properties have a downward slope from Green Road (Fig. 4b).



**Fig. 3.** Images highlighting lower grade of 294 Green Road with retaining walls separating it from 296 Green Road and 106 Seaton Place Drive (red arrows).



**Fig. 4.** (a) Location of retaining wall (red line) and catch basins (blue and yellow X). (b) Downward slope of 294 Green Road with the catch basin (yellow) near the high point compared to even grade of 296 Green Road.

We are using this opportunity to bring public light to this issue and request action or advice on the part of the City of Hamilton.

I would like to thank the committee for their time and opportunity to voice my concerns.

Regards,

A handwritten signature in black ink, appearing to read "Michael Snosek". The signature is stylized with a large, sweeping loop at the top and a horizontal line at the bottom.

Michael Snosek