

July 1, 2012

FILE: ZAC-11-020

RECEIVED

JUL - 4 2012

Co-ordinator, Planning Committee,
City of Hamilton,
71 Main St. West, 1st Floor,
Hamilton, Ont. L8P 4Y5

RE: Rezoning Application for 3250 Homestead Dr. ("1" Longview Dr.) Mount Hope, File: ZAC-11-020

Dear Sir,

First of all, we would like to know when the next meeting is to be held for the public, on the subject proposal. At the first meeting for this file, held by the developer and our local Councillor, those concerned citizens (approx. 75) were promised further meeting(s) to review the changes to the proposal based on the recommendations of the public.

Where are the changes that were to be considered by the developer before coming back to us?
(housing)

Please see our previous letter, regarding, why this change is NOT appropriate for Mount Hope, or this location. (Attached)

It is very convenient that the residential home next to the development is not shown in the drawings. It would show the impact the proposal will have on the residents, personal enjoyment of their home which has been there for over 12 years and was built with the expectation of residential development to continue next to them. The owner of the time of 3250, Mr. Ferguson was approached when water and sewers were being installed for Mt. Hope Terrace and offered the chance of having sewer and water stubs installed for future development. This was in keeping with the Township of Glanbrook's Planning at the time.

We do not understand where the approval of commercial south of airport road came from as this was never the expectation. Was it forced on the Township by the then Region of Hamilton Wentworth?

The difference in elevation of the two properties means that any required fencing (as exists) will provide no protection against this commercial development for the existing neighbours.

There is no provision for garbage shown for the commercial or residential uses. We certainly hope it is not intended to be dumpsters inside some fenced area, to smell and be abused.

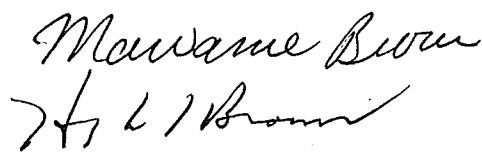
The tunnels between the buildings will be a perfect shelter for youth and transients with time on their hands, to gather summer and winter and do what they will. We have enough problems in the village now.

The drainage for the entire area from Marion St. to the rear of 3250 as well 3-4 lots to the south all drain to one rear yard catch basin at 3 Longview Dr. This catch basin is known to over flow in heavy storms now. There is no indication of any drainage in this plan, and the entire area is lower than Longview drive. Is it proposed to fill this entire area to create proper drainage and bring this development up to grade? The existing system will never handle the increased run off from the roofs and paved areas.

Currently there are at least 4 known commercial, vacant or ready to be developed, properties in areas of the village, originally set aside by the Township for commercial use. This is not one of them. This area is zoned ER and south of Airport Rd. which was not originally to be developed in this manner. Existing long time commercial locations were grandfather into the Township's Plan and future commercial was planned for north of Airport Rd. on Homestead Dr. South of the intersection was to be ER for the foreseeable future. Attempts to develop some of these areas, has met with no takers. One has been partially started but phase 1 is still not full. (Started over 10 years ago)

When South Hampton Estates was in the planning approval stages promises were made to the Council that financial support for the village core would be provided. Where is it? Commercial development was discouraged in the South Hampton area to help stimulate development in the Commercial Core. Still nothing has happened. What few commercial and retail outlets exist are struggling to survive. To add more especially outside of the core could spell the death knell for all. We would then be going backwards and further discourage those that have already tried.

Thank-you,

The image shows two handwritten signatures in cursive. The top signature is 'Marianne Brown' and the bottom signature is 'Hugh Brown'. The ink is dark and the handwriting is fluid.

MARIANNE & HUGH BROWN

55 Marion St.

Mount Hope,

Ont.

905-679-5656

April 30,2011

FILE: ZAC-11-020

Alvin Chan, City of Hamilton
Planning and Economic Development Department
Planning Division-Development Planning-East Section
71 Main St., W. 5th Floor,
Hamilton, Ont., L8P 4Y5

RE: Rezoning Application for 3250 Homestead Dr. Mount Hope. (File No: ZAC -11-020)

Dear Mr. CHAN

As owners of 55 Marion St., Mt. Hope, we are strongly opposed to the change in zoning and the proposed development of the subject property.

When Glanbrook Township Council in the late 1990's, submitted and had approved their Mount Hope Secondary Plan, such a development was not acceptable. The basic proposition was that the lands around the airport, on Airport Rd. East and West of Homestead Dr. also on Homestead, North of the intersection of these main roads, would be for commercial development. This would form a buffer between the airport and the reserved residential component of the village to the South,

Housing development was to be to the South of Airport Rd. This was done to protect the *quality of life* of current and future residents. I refer you to the new proper development of South Hampton Estates.

There is no planned or zoned major Residential Development North of Airport Rd. The area was set aside as described for Commercial Development around the Airport and for proper separation of commercial and residential. This protects the residential area from the bustle, incompatibility and noise of the commercial/airport development.

The people who moved into Mount Hope had something to refer to when choosing the village as their home. A contract, if you will, between the existing residents and the new residents WITH Glanbrook and The Region of Hamilton Wentworth. Now, we have the City of Hamilton to administer this covenant.

There still exists an ethical and moral contract with the Council of Hamilton, "**to do no harm**", to their *people*. To respect and guard, the published agreements, between the citizens of Glanbrook and the elected representatives who have accepted this trust.

Yes, there are several existing Commercial properties South of Airport Rd., which existed prior to the agreement. These were included in the agreement to honour the promises made to them. They are all

good corporate citizens and blend, as much as possible, with the quality of life in Mt. Hope., just as the, Commercial Properties already existing to the North of Airport Rd. Conform.

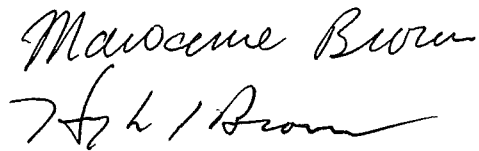
We have a variety/grocery store, we have professional office space, we have medical space, and we have other office space, **many looking for tenants or for sale**. The question is: Why do we NEED this development NOW? Why is it so important as to violate the agreement with the people?

Mount Hope Terrace was designed as a quality residential development, with homes for middle class working and retired people in mind. A majority of the neighbourhood was created with single family homes, a few links/semis and some good quality "freehold" town homes. Everyone has or should have ownership of their neighbourhood and for the most part we do. It was not designed for rentals. In fact, the attempt was to avoid this situation as much as possible, because of the expected pressures of the Airport on the community.

Unfortunately, a couple of absentee landlords gained control of several homes zoned for single family use and modified them with no approvals and rented them as multiple units. This is why so many are asking for the developer's name. We are sure the people who are renting the units, are doing their best with overloaded services; but in fairness they should not be here in keeping with the zoning. The community is not designed or able to handle this type of intrusion. It is not fair to them or to the people who purchased their homes for the long term. We have cars parked on the street twenty-four/seven and longer, doing mechanical work for others, dog kennel/training centers, vehicles without licences, and noise. Oh! By the way, be sure to lock your car over night. We often have people, in the middle of the night, trying the car doors in your driveway.

Over the years, there has been little or no enforcement of the rules; and now, **you want us to accept more apartments**, and possible commercial in the middle of the neighbourhood. Where is the agreement between the people and the City of Hamilton **TO PROTECT** our Neighbourhood, Town, Township, and Quality of Life, from this never ending assault?

YOURS TRULY,

The image shows two handwritten signatures in black ink. The first signature is 'Marianne Brown' and the second is 'Hugh Brown'. Both are written in a cursive, flowing style.

MARIANNE & HUGH BROWN

55 Marion St.

Mt. Hope Ont., LOR 1W0

905-679-5656