

MR. & MRS. MICHAEL S. SCHWENGER
30 COPE LANE
STONEY CREEK, ONTARIO L8E 5C1

6.6 (i)

June 26, 2013

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

Gentlemen:

Re: 528 Jones Road
Files: AZC-11080/25T201110 25CDM-201116

I have a number of concerns regarding the above proposed development.

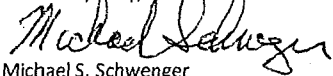
- 1) **Lack of parking** within the proposed condo development. The fact there is not street parking or communal parking area within the development is of great concern. I realize they are proposing 3 or 2 car garage but a truly question how many home owners actually utilize their garages for parking. The proposed houses are quite large and could result in numerous vehicles per dwelling. My concern is the pressure this will put on Copes Lane and Jones Road for parking.
- 2) **Density:** This concern goes hand and hand with the parking issue. With no internal parking and a condo road allows for more lots and thus a higher density, putting a lot of pressure on Jones Road as their main egress.
- 3) **Compatability** of development/home design to the existing neighbourhood. Having been a life long resident in the area, I have worked hard to ensure that future development conforms to the type of development this area deserves. So far I feel that "Aquamarine" and "Blue Shores" developments have conformed to this.

I have grave concerns about the "The Waves". It seems they are trying to maximize their square footage by going 3 floors with a flat roof design. This design does not conform to the existing development nor the single family homes that "Blue Shores" is building on Copes Lane. In fact, I feel it is totally inappropriate and will tower over existing homes with third floor windows.

- 4) This leads into my 4th and last concern which is the proposed 3M "buffer" along the east side of their property next to the Baxters @ 14 Copes Lane. I feel sorry for the Baxters having the 3 storey homes backing their property. 5 homes in total! I would also like some clarification of what buffer actually means and reassurance how one ensures it remains a buffer.

Hopefully, I have made my concerns clear and expect you will take them into consideration before any decisions are made.

Yours very truly,



Michael S. Schwenger
30 Copes Lane
Stoney Creek

Cc: Ms. Brenda Johnson
Ward 11 Councillor
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