Economic Development and Planning Committee
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(Date) March 8, 2008

Re: Appeal of Decision of Committee of Adjustment to the Ontario Municipal Board
Application No. HM/B-07:131 – Submission No. B-131/07 – 41 Inglewood Drive, Hamilton

We are strongly opposed to a land severance at 41 Inglewood Drive for the following reasons:

1. The irregular (wedge) shape and narrow frontage of the new lot (less than 38’ at the street) is totally inconsistent with the other properties on this street.
2. If this severance is allowed, there is no question that the existing property and residence at #41 will be adversely affected. This large stately home will be left with too little property, also on a wedge-shaped lot, and will look completely out of proportion.
3. Intensification/infill is inappropriate on this unique and historic street, one of Hamilton’s cultural “gems”. Squeezing in another dwelling on an oddly shaped lot would neither contribute to the character of the streetscape nor add much to the tax base given the reduction and damage done to the remaining property.
4. Blasting, heavy pounding and excavation could cause enormous damage to surrounding properties and the Escarpment itself, e.g., shifts in underground watercourses, soil erosion and increased water runoff, pressure on existing retaining walls, cracks in foundations and walls, wet basements, etc. No studies have been done to preclude any of these problems. Is the City prepared to ensure that our homes and properties are not at risk from these engineering and hydraulic issues, issues that were raised at 3 Committee of Adjustment meetings?
5. Parking on this narrow street will become even more difficult with a second driveway and additional vehicles competing for very few on-street spaces, especially in winter when driveways are not usable due to slopes and ice.

We hope that the City will take into account good planning principles when considering this severance, not just the hard and fast zoning requirements. Planning is dynamic, not fixed in stone and should be based on more than numbers. In our opinion, this proposal is an example of poor planning for the reasons outlined above. It does not maintain or enhance the character of Inglewood Drive and it will result in irreparable damage and loss of integrity to one of Hamilton’s unique historic and cultural resources.

We urge the City to support the Committee of Adjustment’s decisions of July 2006 and November 2007 of denying this severance and to vigorously oppose this severance application at the OMB hearing.

(Name/s) Anne Morrison

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