June 20, 2007

City of Hamilton
Planning Committee
City Hall, 71 Main Street West,
Hamilton, Ontario. L8P 4V5

Re: Request for meeting

Dear Sir:

M&M Tables, located at 151 Upper Centennial Parkway and owned by Michael Tellerd, would like to request a meeting with the planning committee.

M&M Tables is located directly north of the new plaza at Upper Centennial Parkway and Highland Road and has many unresolved issues with the building department and the construction of the Highland plaza.

The previous council was incorrectly advised by councillor Phil Bruckler, that M&M Tables concerns were taken care of and that the issue was closed. This, in fact, was not the case as M&M Tables was never informed of Phil Bruckler's decision.

The property is now six feet lower than the level of the new plaza and that has caused many problems including but not limited to:

- Concerns for flooding of the property due to the elevation differences
- Concerns regarding the potability of the water from M&M Table's well
- Fencing destroyed during construction which has never been repaired or replaced
- Main drain ductwork installation on M&M Table's property without permission
- Reduced visibility of M&M Table’s customers approaching from the North and signage has been rendered ineffective
- Safety issues resulting from plaza driveway
- Vandalism resulting from people partying behind plaza late at night
- Snow drifting and removal is a big issue
Accordingly, M&M Tables would like to appear at your planning meeting to express our concerns and hopefully have the issues resolved. Mr. Brad Clark has visited our business and is aware of our concerns.

If you have any questions or require further clarification, please do not hesitate to contact the undersigned.

Yours truly,
M&M TABLES

Mike Tellerd, President

cc:  Councillor Brad Clark
      Councillor David L. Mitchell
      Councillor Maria Pearson
March 5, 2007

Impact of Development on adjacent property on Upper Centennial Parkway

ISSUES:

1. The fence between the mall and M&M Tables was damaged during construction of the mall and needs to be repaired or replaced.

2. M&M Tables has lost their highway exposure – traffic cannot see M&M Tables when driving north on Upper Centennial Parkway until they are almost past the property itself.

3. Snow is being plowed onto the property line and dumped over the fence, melting on M&M property.

4. The retaining wall has had major impact on the problem of snow drifting. During the last snowstorm, there was a 7 ft. drift at the side of M&M Tables, completely blocking the side door, all the driveway and completely covering a full-size pickup truck. Snow removal required the rental of a Bobcat.

5. Accumulation of garbage from the mall next door requires manpower and time for clean up.

6. Loud, destructive behaviour from patrons of licensed establishments including throwing bottles/cans and garbage. There is no security or policing in place.

7. Two berms constructed at the back end of mall have become dumping grounds for unknown substances that leach onto M&M property (plan shows only one berm – why are there two?) Rain runoff from these berms is very problematic.

8. The “green space” between M&M Tables and the mall property at the entrance on Upper Centennial Parkway is eroding onto M&M Tables parking lot.

9. Difficulty with identification of driveways, due to their close proximity to each other.
10. The exit immediately to M&M Tables property was to be for right-turns only. A curb island was to be installed ensuring only right-hand turns. After construction, this curb island was altered allowing both right and left turns. Additionally, there was to be a “Right turn only” sign installed but to date, this has not been done.

SOLUTIONS:

1. Removal of M&M Tables existing retaining wall and relocate blocks to rear of M&M Table property, as per our instructions and repair or replace the damaged fence

2. New roadside sign for M&M Tables (10' x 10')

3. Reface M&M Tables existing sign (16' W x 12' H x 6' off ground)

4. Advertising budget subsidy for next 3 years to offset loss of highway exposure

5. Snow removal or reimbursement of snow removal costs

6. Provide city water hookups (well has been compromised with runoff from mall)

7. Mall needs to provide late-night security

8. Berms require proper drainage system in place. As well, the “green space” implemented at the entrance to the mall on Upper Centennial requires better drainage

9. Improvement of culvert on Upper Centennial Parkway

10. Widen M&M Tables driveway for ease of traffic

11. Repair and widen shoulder as there is a problem with customers missing M&M Tables driveway and then walking from mall parking lot back to M&M Tables along the shoulder. This is an extreme safety issue which needs to be addressed

12. Install proper curb island to prevent left-hand turns onto Upper Centennial Parkway from the mall parking lot. Install a “No Right Turns” sign also