



David Jones &lt;dxjonesphd@gmail.com&gt;

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## Dundas Alley Update October 10, 2016

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**Councillor Arlene VanderBeek** <arlene.vanderbeek@hamilton.ca>

Sun, Oct 9, 2016 at 1:44 PM

Reply-To: arlene.vanderbeek@hamilton.ca

To: dxjonesphd@gmail.com



October 10th, 2016

In my recent message to Dundas residents and the media (which has been reprinted at the bottom of this email message), I shared that the fence was being removed and the applicant had advised me of his INTENTION to withdraw the application to purchase part of the Dundas alleyway. The application has not been withdrawn and remains active. The applicant's reasons for not following through with a withdrawal are his own, and are unknown to me at this time.

I'd like to clarify that these applications are not submitted through my office, nor is my office involved in processing them. They are processed through the Public Works Department. Once staff have completed their review and a report is prepared, it will be distributed to Committee members and the public for consideration by the Public Works Committee. While I have been advised by City staff that this process usually takes upwards to a year or more, I will ensure the feedback I have received from the community is reflected in the process.

Further, with regard to the total cost of purchasing unassumed alleys, the costs associated with the application and review process range between \$7,000 - \$10,000 on average. Over and above the initial \$4300 application fee, there are additional costs for advertising fees, legal and surveying, and depending on the alley -- if necessary -- the relocation or removal of sewer, water, gas, telephone, and/or hydro lines. Realizing this and that a residential-area alley is typically narrow and is usually only attractive to abutting owners, the residential land value was established at \$2.00. I would also note all property owners whose properties abutt the alley are notified during the review so their

concerns, if any, can be considered.

These processes are exactly the same throughout the City and, as I said in my previous message, I believe they need to be reviewed and modernized. I continue to work with staff and will bring forward a Motion to Committee and Council regarding a review of the approach to alleys City-wide, which will include costs and implications.

As always, I appreciate your engagement.

Arlene

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***NOTE: The following message was distributed by email on August 26th, 2016:***



Good afternoon.

No more fence!

Following conversations with the applicant, he has voluntarily agreed to remove the fence and has advised me that he plans to withdraw his application to purchase a portion of the unassumed alleyway between Victoria and Alma Streets.

I understand the concerns around the fence in the alleyway and have been investigating policies and procedures with staff. I also understand – and agree – that it seems unbelievable that the City cannot enforce the removal of a structure on its own property.

I am working with staff to understand the policies we have in place on this matter. I want to ensure City policies are current and are meeting the needs of the community. It is my intention to bring forward a Motion at an upcoming Committee meeting to direct staff to provide an update on the policies and strategies related to alleys in the City. I will also be asking staff to identify potential changes and possible implications and report back to Committee.

As some of you know, I was born and raised in this town and I only too well recognize and support the community's desire for continuity. I am also a member of the Cross-Melville Heritage Committee (as I was during the terms I served on the former Dundas Town Council). I share the sentiment of the Heritage Area residents and value the importance of maintaining the character and ambiance of this unique section of Dundas.

As always, I continue to work hard to protect the interests of the neighbourhood. You have my commitment that I will continue to work on your behalf with senior City staff and my colleagues on Council to assess the current situation, city-wide, to understand what action can be undertaken, and to find options that may be available to resolve issues such as this one.

Warm regards,

Arlene

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