

April 23, 2012

Co-ordinator
Planning Committee
City of Hamilton
71 Main Street West, 1st Floor
Hamilton, Ontario
L8P 4Y5

Dear Sir or Madam;

Re: Objection to Official Plan Amendment Application (File No. OPA - 09 – 014) &
Zoning Amendment Application (File No. ZAC – 09 – 055)

We oppose the revised application to build a 7 Storey, 67 unit condominium apartment building in Block 11 at 2555 Creekside Drive, Dundas. Our concerns are as follows:

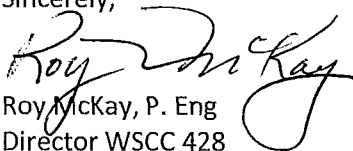
1. When we purchased our unit, we were told that the vacant land across the street would have a green space and a recreation facility that the four condominiums on Creekside Drive could use. The Plan and model on display at the sales office by the developer Alterra Spencer Creek showed this green space use. We understood that the increased height to nine stories for these four Condominiums was approved as additional green space would be provided. This was one reason for us purchasing our unit. We feel that this is misrepresentation and deceitful by the developer to now submit an application to change the green space to a condominium building.
2. We have learned that the green space in Block 11 was an offset under Sec. 37 to allow the building of the four 9 storey condominium buildings on Creekside Drive. This application is a contravention of the agreement between the developer and the City of Hamilton and the Province of Ontario. It exceeds the minimum zoning requirements to include 17m (55ft) side yards, 2,000m² (0.5 acres) of landscaped open space, and a maximum height of 8m (26ft) based on the original design.
3. Creekside Drive has been designated as visitor parking for 1000, 2000, 3000, and 4000 Creekside Drive. Parking is already congested as employees at AMICA and Downtown Dundas park on Creekside Drive. Visitor parking will be further reduced and does not meet City planning requirements.
4. There is a high level of traffic on Creekside Drive from local residents using Creekside as a short cut. Residents on Creekside Drive already have difficulty egressing the parking garage and accessing Hatt Street or Ogilvie Street. The approved extension of the AMICA and Rexall Drug complex in the future will exacerbate this problem. The proposed 2555 condominium will add even more vehicles and create even greater traffic congestion.
5. The majority of residents living in the four condominiums on Creekside Drive and those living in AMICA are seniors and many have mobility issues. Seniors also have slower reaction capabilities. The parking and the high level of traffic on Creekside Drive is a safety concern to

many of the seniors who walk and drive. The proposed 2555 condominium adds more vehicles. It is only a matter of time until there is a fatal accident. Even a minor accident has long term medical issues for a senior. We strongly oppose this application for our neighbours' and our safety.

6. A City of Hamilton Development Study shows that the density level is already at 90% for Dundas and that was before completion of 1000 Creekside Drive Condominium and the future extension of the AMICA retirement home. The population density on Creekside Drive will exceed the planning guidelines for this small area if this application is approved. Green space is needed for health benefits to the area residents and for the Dundas downtown core.
7. The traffic congestion at Governors Road and Ogilvie Street will be significantly increased with this proposal.
8. Original design criteria from the Dundas DMP proposed that the height of the buildings be reduced as they got closer to the downtown core of 2 Stories. The approved plan shows 5 stories for the extension from AMICA along Hatt Street. The building of high structures as proposed will affect the fabric and ambience of Downtown Dundas. If this proposal is considered by the City of Hamilton, we strongly recommend that the building in Block 11 not exceed five stories as per the approved Dundas DMP.

We strongly object to this proposed Official Plan Amendment and Zoning By-Law Amendment. We would very much like to continue being informed of all aspects tied to these two applications, to receive any staff reports tied to them and to be notified of any public meetings related to them. We also want to be notified of the adoption or refusal to amend the official plan or the zoning by-law.

Sincerely,


Roy McKay, P. Eng
Director WSCC 428


Patricia McKay

Cc Russ Powers