



February 10, 2014

City of Hamilton  
Planning & Economic Development Department  
71 Main Street West, 6<sup>th</sup> Floor  
Hamilton, Ontario, L8P 4Y5

**SUBJECT: FRUITLAND ROAD MUNICIPAL CLASS ENVIRONMENTAL STUDY (EA) and  
FRUITLAND-WINONA SECONDARY PLAN**

**ATTENTION: Alissa Mahood, MCIP, RPP**

Multi-Area Developments Inc. is the owner of the properties at 301, 311, 315, 327 and 331 Fruitland Road, as well as 621 Barton Street. These are multi tenanted properties, the tenants of which have engaged us to write this letter on their behalf and have signed the attached signature sheet to confirm their agreement.

We are the owners of businesses in the Fruitland Square Neighbourhood Centre and the Fruitland Crossing Neighbourhood Centre at the corner of Barton Street and Fruitland Road. Our businesses are part of these neighbourhood centres which provide convenience services to the local residents. Fruitland Road from Hwy # 8 to Barton Street is the primary transportation route from the neighbourhood to our Centres and beyond to the Q.E.W.

In 2010, many of us participated and provided our comments to the City during the Fruitland Road Municipal Class Environmental Assessment Study. Our comments at that time are restated below:

Traffic counts on Fruitland Road are much lower than most arterial roads; however, since it is only two lanes, it likely seems higher than it really is. Removal of through truck traffic by calming measures such as gateways and a turning circle would help slow traffic and reduce through traffic. Alternate routes would help in the same way. In general terms, this was the

preferred option chosen by Council in 2010 as a result of Fruitland Road Municipal Class Environmental Assessment Study.

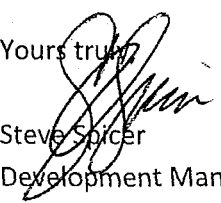
With regard to the issue of aggressive driving and excessive speed, we don't entirely agree with the problem as stated by the study coordinators at that time. Since the opening of the Red Hill Parkway we have noticed a significant reduction in traffic. Large trucks are a concern, and some speeding occurs but not more than other arterial roads. The establishment of a new arterial roadway through the secondary planning process as an alternate truck route would distribute traffic away from the residential area. This was a key element in the preferred option selected by Council at that time.

A wide variety of options were presented in 2010. We don't want to see Fruitland Rd closed. Many of the alternatives presented in 2010 would redirect traffic to and from the neighbourhood and concentrate the entry points on Barton Street and on Dewitt Road. All but one would make use of our neighbourhood centres less convenient for the neighbourhood that we serve. The council preferred option allowed Fruitland Road to continue the collector road function as it has for many years, yet would identify Fruitland Road as part of a residential neighbourhood.

In summary, Fruitland Road, as a collector road for the neighbourhood and a through street for general traffic headed to the QEW from the community has functioned adequately for many years. The use of traffic calming measures and the provision of new truck route will have the affect of limiting the traffic suitable to its two lane residential character. Closing Fruitland Road at either end will greatly limit the neighbourhood's convenient access to our commercial centres, thus diminishing their planned function. We strongly urge staff and Council to respect the decisions made in 2010 by deciding firstly that Fruitland Road will remain open to through traffic, but that entrance features at both ends identifying this as a residential neighbourhood and other traffic calming features be installed and secondly that a new arterial route be provided through the Fruitland-Winona Secondary Plan adequate for truck traffic.

Attached is a list of names and addresses of those signing this letter.


Yours truly,

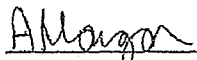


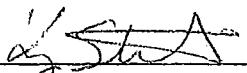
Steve Spicer

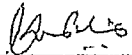
Development Manager

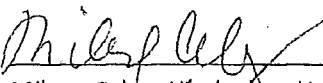
CC: Councillors Maria Pearson, Brenda Johnson and Brad Clark

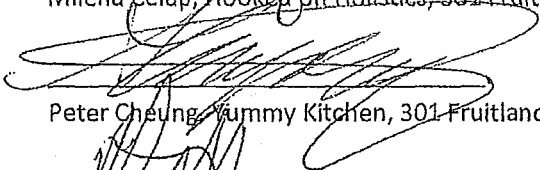
  
Dharmesh Patel, Quesada Mexican Grill, 301 Fruitland Road, Unit 1A, Stoney Creek

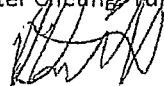
  
Ashley Morgan, Pita Pit, 301 Fruitland Road, Unit 1B, Stoney Creek

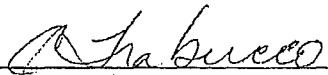
  
Larry Stewart, Avondale Food Stores Ltd., 301 Fruitland Road, Unit 2, Stoney Creek

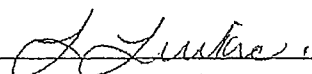
  
Jim Patel, Subway Sandwich Shop, 301 Fruitland Road, Unit 3, Stoney Creek

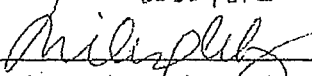
  
Milena Celap, Hooked on Holistics, 301 Fruitland Road, Unit 4, Stoney Creek

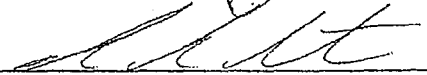
  
Peter Cheung, Yummy Kitchen, 301 Fruitland Road, Unit 5, Stoney Creek


  
Peter Elliott, Mustangs Big 'ol Grill, 301 Fruitland Road, Unit 6, Stoney Creek


  
Colette Trabucco, Carlson Wagonlit Travel, 301 Fruitland Road, Unit 7, Stoney Creek

  
Lucy Lukic, ~~Quesada Mexican Grill~~, 301 Fruitland Road, Unit 8A, Stoney Creek  
BBSL/BIC

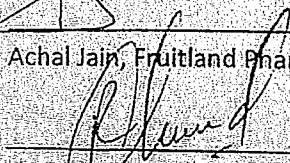
  
Milena Celap, Milena Celap Law, 301 Fruitland Road, Unit 8B, Stoney Creek

  
David DeSantis, Multi-Area Developments Inc., 301 Fruitland Road, Unit 9, Stoney Creek

  
Aldo DeSantis, Aldo DeSantis Realty Inc., 301 Fruitland Road, Unit 10, Stoney Creek



Achal Jain, Fruitland Pharmacy, 311 Fruitland Road, Unit 1, Stoney Creek



Romel Ahmed, Fruitland Medical Clinic, 311 Fruitland Road, Unit 2, Stoney Creek



Moostansar Rehman, Spotlight Optical, 311 Fruitland Road, Unit 4, Stoney Creek



Rahim Batada, Fruitland Physiotherapy, 311 Fruitland Road, Unit 5, Stoney Creek



Monika Jain, Fruitland Dentistry, 311 Fruitland Road, Unit 6, Stoney Creek

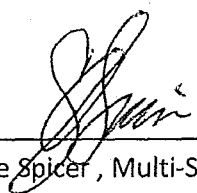


Anthony Nguyen, Supercare Nails and Spa, 621 Barton Street, Unit 6, Stoney Creek



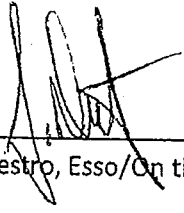
Apollo Odia, Fruitland Animal Hospital, 621 Barton Street, Unit 7, Stoney Creek

GILBERT BUENAVIA



---

Steve Spicer , Multi-Storage, 315 Fruitland Road, , Stoney Creek

A handwritten signature in black ink, appearing to read 'Sam Destro', is written over a horizontal line.

Sam Destro, Esso/On the Run, 331 Fruitland Road, , Stoney Creek