

**From:** Trevisani, David  
**Sent:** Monday, March 21, 2016 10:03 PM  
**To:** Caterini, Rose; Conley, Doug  
**Cc:** Dave Cunningham; Pat Pat; Margaret Reid  
**Subject:** FW: File # UHOPA-14-001 1831 Rymal Road East Stoney Creek Ward 9 REport PED16072

Good Evening Rose. My wife, and I and our neighbor Dave Cunningham are writing this email as concerned residents of Upper Mount Albion Road (Ward 9), as suggested by Alvin Chan in the attached email. My wife and I cannot attend the committee meeting on Tuesday and as suggested by Mr. Chan we are writing to you and requesting you let the committee know of our concerns with the recommendations of this report. I also ask by copy of this email that Councillor Conley table our concerns at the committee meeting tomorrow as our elected representative. (Dave Cunningham and Margaret Reid will be attending the meeting).

We received the detailed report late last week and have not had opportunity to thoroughly vet the recommendations of this report. (Which is disappointing). As is included in the report provided us, there is a copy of a letter we signed and submitted on March 13, 2014, (page 3 of 8 to 5 of 8). There are 17 concerns identified in our letter to you which we do not have any record of receiving formal response to. We were not given opportunity to understand what of our concerns were accepted and where/how they were addressed, and if not, why not.

In fact, based upon what we have been able to vet in the short time we have had the report it does not seem apparent that any of our concerns were considered.

Notably the height of the multi-residential units being 3 stories (known as rockets) look very unattractive and now you are approving to add more.

Committee and Council should support developments that complement the existing neighbourhood and the natural heritage of an existing community not "bury it beneath the development of urban sprawl" which certainly appears to be all about making profit, rather than quality of life which is in your mission statement.

We also understand that our street will be open at Rymal road again – which concerns us with regard to the safety of the highschool students who use Upper Mount Albion Road daily to get to McDonalds, Tim Horton's etcetra. The City has spent money to close this and we expect it to remain closed. If this development has a plan which will result in opening our road at Rymal and leaving it open we expect you to be open and transparent about it and advise us of such. Having said that we do not see any good reason for this closure change?

Lastly, we are at a loss at how a developer is the one to decide what type of housing is going into a particular development. Geared to income, low income, subsidized housing, apartments and so on. Who has a vested interest in the future of our city?

The developer or the city planners? Common sense would dictate the city planners. Why are the city planners not making these very important decisions? There are so many townhouses being built everywhere, the concern is that our city is going to look like a wasteland of townhouses in the future versus a community where residents are proud of their subdivisions. How does that meet the cities mission of a prosperous and sustainable community.

With the aging community, does it not make more sense to build bungalows versus three story "rockets." Where is the common sense in all of this?

Our letter of March 13,2014 addresses various other issues regarding the natural water course, safety and integrity of our existing homes due to construction and our continued quality of life in our neighbourhood given all the construction that will be going on. We have been paying property taxes for 25 years plus and wish to continue to enjoy the quality of life we have come to expect.

We as residents of Upper Mount Albion Road do not support higher intensification on this site given the natural heritage of the area (Eramosa Karst) and conservation authorities requirement to allow wild life to access this development.

Thank you.

PS. Margaret Reid is also a resident and also signed the letter attached to the report PED 16072.