

**53 Redfern Avenue
HAMILTON, ONTARIO**

UNIT 1

June 15, 2015

Alvin Chan, City of Hamilton
Planning and Economic Development Department
71 Main Street West, 5th Floor, Hamilton, ON, L8P 4Y5
Via: E-Mail: Alvin.chan@hamilton.ca

Dear Mr. Chan,

Re: UHOPA-15-015 and/or ZAC-15-026
Notice of Complete Applications and Preliminary Circulation for Application by
UrbanSolutions Planning & Land Development Consultants Inc., on behalf of
Starward Homes (Scenic 2012) Limited for an Urban Official Plan and Zoning By-
Law Amendment for Lands Located a 1 Redfern Avenue (Hamilton) (Ward 8)

Your letter of May 21st extends an opportunity for comments on the above
application.

Changing the zoning By-Law to allow Starward Homes to increase residential
units from 80 to 144 units will have a detrimental effect on the community and
we object for the following reasons.

1. Increasing the size of the complex by 64 units (80%) will result in traffic
problems in the immediate area.

A total of 144 units introduces the potential for 288 automobiles at this
site (2 per unit) and with the major access to the community only via
Sanatorium and Rice Avenues additional vehicles will create traffic
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This coupled with present HSR bus service on Sanatorium and Redfern
Avenues will compound the problem particularly in mornings and late
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2. Parking required for visitors may spill over onto adjoining streets namely
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If the present street parking on Sanatorium and Redfern is altered this will only encourage additional parking from the many hospital facilities presently located on Sanatorium adjacent to the proposed development.

3. In early 2014 Starward constructed 45 townhomes at 53 Redfern and purchasers were advised of the proposed construction of an 80 unit complex at the corner of Redfern and Sanatorium. To increase the size of this facility and the required parking (albeit a good deal of parking may be underground) will have a negative impact on housing and property values and is contrary to the 80 unit complex that Starward advertised only one year ago.
4. Has consideration been given to the creek way and the adjacent property next to the proposal site which is presently under the regulations of the Hamilton Conservation Authority (Ontario Regulation 161/06)?
5. In our opinion the present Urban Hamilton Official Plan was created with a specific purpose and the best interests of those presently living in this area.

To increase the proposed density from the permitted 100 units per hectare to 128 units per hectare serves no purpose other than to pad the financial pockets of Starward Homes and create a very real inconvenience to local home owners.

PLEASE DO NOT PUBLISH THIS INFORMATION ON THE CITY'S WEBSITE.

Tuesday May 26, 2015.

Dear Mr. Chan:

My wife and I strongly object to the proposed increase in the number of units at the Redfern Ave./ Sanatorium Rd. site.

144 units is too dense.

The maximum density of 100 units per hectare was established for a reason; it should not be altered.

There are already too many cars and **empty** buses during rush hour between Redfern Ave. and Jewel. Even with 80 units this section of Redfern will be extremely crowded and congested during morning and evening commutes.

The corner of Redfern Ave. and Sanatorium already is dangerous. Cars traveling south on Sanatorium Rd. are very difficult to see for vehicles turning from Redfern Ave. This is due to the topography north of the intersection. The congestion at this location is further compounded by the numerous taxis coming and going to and from the Columbia International Residence as well as by piled snow in the winter months.

Ironically, prior to the conversion to a residence the residents of the area were told that the Columbia students would all be bused and taxis would not be a concern.

My wife and I would also like to know why neither we nor any of our immediate neighbors with whom I've conversed received a notice of this proposal. We only discovered this because my mother-in-law, who lives on the east side of Jewel received a notice. The residence of the west side of Jewel drive and walk on the east side of Jewel too.

[REDACTED]

[REDACTED]

[REDACTED]

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Yours truly,

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As per our telephone conversation Wednesday, I am requesting to be added to consultation list for new construction on my street - specifically the upcoming new condominium building on Redfern at Sanatorium. You explained that I am not within the required distance to be part of the consultation process even though the future construction is on my street.

My home address is

[REDACTED]

[REDACTED]

[REDACTED]

I have concerns about the proposal to increase the height and number of units in the building.

Already on Redfern, traffic is HEAVY! You may recall that in recent years the city has approved plenty of construction on Redfern -- St Peter's, new houses to the East of St. Peter's, new townhouse units off Redfern at Jewel, a big new residence building for Columbia College at the corner of Redfern and Sanatorium. As well, Redfern experiences traffic from Chedoke Twinpad arena, Extendacare and the hospital laundry -- as well as 2 city buses!

I have previously expressed my concerns to Terry Whitehead and a city engineer at the consultation meeting for the new homes on Redfern about traffic. Specifically, the corner of Redfern and Sanatorium has become a very dangerous corner - making a turn there is almost impossible each morning. There are always cars, cyclists and pedestrians in this vicinity. Taxis in line for Coluumbia (always there!!) combined with cars speeding south from the intersection of Scenic and Sanatorium make this corner an accident waiting to happen. I fear that approving 144 units instead of the original 80 planned units will only add to this traffic chaos.

I'm not against progress -- just given all the other developments in my area I think that the original plan for 80 units is enough!

The Redfern/Sanatorium corner needs something soon to regulate traffic -- like a 3 way stop, perhaps.

I would be happy to meet with you on Redfern Ave to show you first hand these safety concerns that increased development and traffic brings.

Sincerely,

A solid black rectangular redaction box covering the signature area.