

January 30, 2017

To Committee Members:

Doug Conley, Maria Pearson, Chad Collins, Jamie Farr, Mathew Green, Aidan Johnson, Brenda Johnson, Robert Pasuta, Judi Partridge, Donna Skelly

Regarding Report #PED 17008 part of OFFICIAL PLAN AMENDMENT UHUPA-16-01

We would like to take this opportunity afforded to us to voice our concerns over the proposed development of a 19 story high rise complex. The approval of this project would be a detriment to the neighbourhoods that are connected to the land that this building is to be on. When you look at the area in question, Queenston Road between Centennial Parkway and Lake Street to King Street, you see existing high rise buildings, older and established homes and a variety of businesses. The construction of this would probably take a number of years affecting the current residents who reside and work to the degree that their homes would decrease in value and people who support the current businesses would take their needs elsewhere. On top of that major concern is the construction would cause a heavier traffic burden, noise and construction pollution. We just finished having to deal with construction in the area with regards to the sewer pipes. When is this going to end!

My understanding after reviewing information of this proposal is that our elected officials have done nothing to assist their constituents. No one from City Hall felt it to be best practice to conduct an information session or a survey to find out what people want for their area. It is highly debateable that area residents would agree to a high rise building for the sake of park land. People need places nearby to walk, enjoy nature, and have an area where their children can play. All this proposal guarantees for the future is that the city receives more tax money and the area of Stoney Creek becomes more congested, with a loss of privacy.

Let's be clear about development. At no point are we or anyone else saying that development is a bad thing. Development brings in people to add to community, it helps businesses grow. Those are not concerns. The concern is where the city intends to put the building. Development is happening rapidly south of the downtown Stoney Creek core. There is more land possibly available on the mountain that can easily support this proposal and be able to include new park land and commercial zoning.

Take a long hard look and what this will do to the area and its population. Ask the area residents what they want. Council are elected to be the voice of the voters. Learn what we want and need. Speak for us, work with us!

Laura and Joe Penberthy