

**RESIDENT COMMENT SHEET; RE:325 HIGHWAY 8 DEVELOPMENT**

**(MARIA PEARSON, WARD 10- STONEY CREEK --(teleph 905-546-2701: mpearson@hamilton.ca)**

**NAME-**

**CELL PH :**

**COMMENTS:**

Both, my son and 90 year old mother purchased a condo at the property next door(Treviso Condos)

The developer for the adjacent property at 325 Highway 8 is proposing to build a monster 9 storey high rise on a smaller foot print then the 7 story, 54 unit Treviso building.

This is like trying to "stuff and squeeze" a very large object in a small envelope and no matter how one dresses it up it will always stands out like a sore thumb AS IT DOES NOT BELONG HERE.

This proposed project will impact everyone in the surrounding areas in very negative ways.

**1- NEGATIVELY IMPACTS THE SCHOOL CHILDREN**

The significant traffic increase will present a danger to elementary school children walking to and from the near by school

**2-NEGATIVELY IMPACTS THE RESIDENCES OF THE NURSING HOME**

The large increase in traffic flow will reduce the quality of life of its residences as the additional noise of constantly coming and going of cars, motorcycle, trucks and other vehicles during all kinds of hours of day or night will be a constant disturbance and irritation to elderly people who desire peace and quiet during their final few years.

The delay of the arrival and departures of ambulances who are often called to deal with life and death scenario during emergency calls will result in consequences that we do not want to imagine.

**3-NEGATIVELY IMPACTS ON THE OWNER OF THE TREVISO CONDO-( the adjacent building)**

*It is only 7 story and 54 units on a larger land area*

The proposed structure at 9 story and 2.5 times the units will be an imposing structure, blocking out the sun for all the owners on the east side of the Treviso building, casting shadows to most other suites and not the kind of units one wants to live in or purchase.

This new building will tower over the townhomes directly behind it and permanently block the sun and the view of escarpment . These owners who have enjoyed the coming and going of the seasons will not be too pleased to enjoy the view of a concrete mountain only meters from their homes.

#### 4-NEGATIVELY IMPACTS THE CHURCH AND ITS MEMBERS

One only needs to drive by the church on Sunday morning to find the parking lot completely full and additional cars parked in front of the church up and down Highway #8 for some distance in all directions.

The additional parking requirements of the many visitors of this new complex would make matters a lot more congested and will result in very angry church members , businesses and residences in general

-Negatively impact the many church functions – Weddings, funerals and all other church CELEBRATIONS as the area will be more congested than at present as people will scramble for parking and it is only a matter of time before young or elderly church members or anyone else who happens to be in the area will be involved in serious accidents resulting in major injuries or worse.

#### 5- NEGATIVELY IMPACTS THE ENTIRE NEIGHBORHOOD.

Property values will be negatively impacted as this congested area will no longer be the attractive and desirable area to dwell but it will become a noisy and busy and dangerous place that is wise to avoid.

The proposed complex is mostly one bedroom units so that investors will purchase them and they have no intention of occupying the units but simply rent them out.

Most owners will screen their occupants carefully and others will not, which itself will lead to surprising complications for the entire neighborhood.

IN BRIEF; IT WILL BE THE LARGEST BUILDING ON HIGHWAY 8

THIS CORNER WILL BE MOST CONGESTED CORNER ON HIGHWAY 8

THIS Corner WILL BE THE MOST DENSELY POPULATED ON HIGHWAY 8

THIS BUILDING WILL BE THE MOST IMPOSING STRUCTURE IN THE AREA

THIS AREA WILL BECOME THE AREA TO AVOID

In conversing with the developer on June the 9 at the Stoney Creek Municipal Center after the information session and asking him why it has to be so big. His answer was that he could not make a profit otherwise.

Welcoming developers where the only motive is to find a way to make a profit regardless of the numerous detrimental CONSEQUENCES to everyone else is not the kind of developers that should be welcomed and rewarded by giving them approvals to build what they want, make their profit and disappear and leave the neighborhood to deal with all the problems that they have left behind.

I ,AND 100% OF THE RESIDENCES OF THE AREA ARE ABSOLUTELY AGAINST WHAT THE DEVELOPER IS PROPOSING AND IT WOULD BE A TRAVESTY TO ENCOURAGE THIS DEVELOPMENT TO PROCEED ANY FURTHER AND IT HAS TO BE REJECTED .

RECEIVED

JUL 25 2016

Hello Valeria,

We are providing a list of concerns regarding proposed project - ZAC-16-030 & UHOPA-16-12 as the members of the board for 15 Ellington Avenue with the full support of all 20 unit owners (see attached signatures). Most of these long standing community members have already experienced many negative impacts from the recent project completed at 319 Hamilton Regional Rd 8. The previous project was allowed to modify height by-laws to 7 stories even after many community members attempted to advocate otherwise and now this proposed project is asking for 9 stories.

It caused property owners environmental issues during construction (lots of noise, dirt/dust, styrofoam, public urination, loud profanities) and some after the fact such as loss of sunlight, missing fencing, and having the buildings garbage placed against your backyard fence.

Due to the way the previous project was handled we are providing our concerns as community members in writing and ask that they be reviewed and addressed accordingly to property owner's satisfaction.

**Concerns regarding the proposed project: ZAC-16-030 & UHOPA-16-12**

1. The height of the new proposed building is the biggest concern. It exceeds the recently completed building by at least 4 floors. The current by-law was modified to allow the recent building and the owners are asking for this to be maintained for this new proposed development. There are also environmental concerns about the height such as sun loss, climate change. With this in mind a full environmental assessment must be completed at the developers cost to ensure that any building constructed in this location will not cause any negative environmental impacts for existing homeowners.
2. The amount of traffic created from this new development on Ellington Avenue is a large concern. The current traffic situation will only be compounded and requires diligence and possible solutions such as changing to a light system that can detect cars attempting to turn left onto Highway #8. Proper validation around emergency access to Clarion Nursing Home also needs to be reviewed and addressed.
3. Parking at the 15 Ellington Avenue complex due to overflow etc. Issues from new residence. The current owners already deal with non-visitors parking on the small number of spaces (9) for 20 units. Any increase to the current issues caused by non-visitors will likely cause involving by-law leading to wasting resources and public funding.
4. Fencing from a new structure defining the property line. Any new fence needs to be fully decided and agreed upon in writing prior to construction. The main reason for this ask is due to fencing concerns after the fact with the recent development on Highway #8 that were not addressed to owners satisfaction.
5. Any issues caused during the construction of the proposed building must be address by the developer/builder. These were observed during the previous construction and will likely occur again. Issues such as foundation cracking, dust/dirt (styrofoam) to property, random damage due to accident. It has been suggested to construct some form of wall/barrier assist with reducing noise, dust/dirt. These need to be discussed and agreed upon in writing prior to construction.

In summary we are voicing our concerns as a community, citizens, and longtime tax payers. We ask that all of these concerns be added to public record and be reviewed, modified, resolved, agreed to in writing before any project approval.

Sincerely,  
15 Ellington Avenue owners

You can contact us at 15 Ellington Avenue #14 Stoney Creek, ON L8P 4Y5 or via email - [REDACTED]

By signing this section I am putting my full support behind these concerns around the proposed project - ZAC-16-030 & UHOPA-16-12 and ask that they be reviewed and addressed accordingly.

Full Name(s)	Address	Phone Number	Date	Signature(s)
				Dan [Signature]
				Ron Kocel
				Dara McAloney
				Alice [Signature]
				Paul [Signature]
				[Signature]
				Rita Studds
				Merijo [Signature]
				J. [Signature]
				[Signature]
				Bojels [Signature]
				[Signature]
				[Signature]
				[Signature]
				May [Signature]
				[Signature]
				[Signature]
				Judy [Signature]
				[Signature]
				Tina [Signature]

Handed to me by  
Vol. Del. Roster

Petition to deny rezoning application

c/o Fred Mancini

## **PETITION TO THE CITY OF HAMILTON ON REZONING OF 325 HIGHWAY 8, STONEY CREEK**

Application for rezoning and proposed development of a multi-level residential building at the corner of Highway 8 and Ellington Ave will repeat mistakes made with the previously approved rezoning application for the current Treviso development next door.

Approving rezoning for another development that is too large for the area of land will result in:

- The destruction of mature trees with no ability to provide for green space allowance appropriate for proposed development.
- Increased automobile traffic at an already traffic dense intersection
- Increase automobile traffic on Ellington to the adjoining family home community
- Inadequate parking forcing street parking on neighbouring streets

Residents directly north, east and west of the proposed building will additionally be impacted by blocked natural sunlight, views, and decreased privacy.

The proposed 128 unit affordable housing multi-teir residential building will greatly degrade the tranquility of the immediate surrounding neighbourhood that includes a church, cenotaph, retirement/nursing home, 58 unit condominium with an average age group of 70, and established family home community.

We, the undersigned Stoney Creek residents, call upon the City of Hamilton to reject the rezoning of 325 Highway 8, Stoney Creek that is appropriately zoned 3 storey only (page 329, By-Law 3840-93, GC-13, Zoning By-Law 3692-92, consolidated June 2015)

Signatures

(Sign your own name, Do not print.)

Addresses

(Give your full home address.)

2	1.	<i>[Signature]</i>			
✓	2.	<i>Dara McAlonny</i>	"	"	"
5	3.	<i>Ronald Kocel</i>	"	"	"
7	4.	<i>Louisa Walker</i>	"	"	"
8	5.	<i>Almir Bebrini</i>	"	"	"
9	6.	<i>Dr. Gwyneth Rock</i>	<i>[Signature]</i>		
	7.	<i>J. H. Sokolowski</i>	"	"	"
13	8.	<i>B. W. Gil</i>	"	"	"
	9.	<i>Maya Cutbert</i>	"	"	"
	10.	<i>Juliana Sorocki</i>	"	"	"
	11.	<i>A. Mills</i>	"	"	"
	12.	<i>Judy Handad</i>	"	"	"
	13.	<i>Paul + Marley Morcini</i>	"	"	"
	14.	<i>Rita Rudds</i>	"	"	"
	15.	<i>Paul Connel</i>	"	"	"
	16.	<i>Gary Connel</i>	"	"	"
	17.	<i>Ashle Walsh</i>	"	"	"
	18.				
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	20.				

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**Addresses**

(Give your full home address.)

- 41. [Signature]
- 42. Jubna Jugovic
- 43. Draga Islic
- 44. Celeste Cordola
- 45. Zuhair Abadi
- 46. Milica Kablar
- 47. MANOJ BAHRA
- 48. \_\_\_\_\_
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Approving rezoning for another development that is too large for the area of land will result in:

- The destruction of mature trees with no ability to provide for green space allowance appropriate for proposed development;
- Significant increased automobile traffic at an already traffic dense intersection;
- Significantly increase automobile traffic on Ellington to the adjoining family home community;
- Severely inadequate parking, forcing street parking in local neighbourhood;
- Inadequate logistics for everyday operations such as garbage and snow removal.

Residents directly north, east and west of the proposed building will additionally be impacted by blocked natural sunlight, views, and decreased privacy.

The proposed 128 unit multi-tier residential building will greatly reduce the tranquility of the immediate surrounding neighbourhood that includes a church, cenotaph, elementary school, retirement/nursing home, 54 unit condominium with an average age group of 70, and established family home community.

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81.	<i>Quercus</i>	
82.	<i>Alma Quercus</i>	
83.	<i>Kathy Delaporta</i>	
84.	<i>W. [unclear]</i>	
85.	<i>B</i>	
86.	<i>[unclear]</i>	
87.	<i>[unclear]</i>	
88.	<i>[unclear]</i>	
89.	<i>Robert Bonis</i>	
90.	<i>[unclear]</i>	
91.	<i>Bruce [unclear]</i>	
92.	<i>Judy Tompkins</i>	
93.	<i>Brenda [unclear]</i>	DR
94.	<i>Mary Costello</i>	DR
95.	<i>Milka [unclear]</i>	
96.	<i>[unclear]</i>	
97.	<i>Pat Cavallini</i>	
98.	<i>Adriana Albanica</i>	
99.	<i>Therese [unclear]</i>	
100.	<i>Marc [unclear]</i>	

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**Addresses**

(Give your full home address.)

- 101. *Whoy*
- 102. *Ni Wletho*
- 103. *Fortinaty*
- 104. *Mary Kuchoric*
- 105. *Frank Zuer*
- 106. *Antonella Tidamp*
- 107. *Mich Nite*
- 108. *M. K. Wellen*
- 109. *Edoefe. Borovicak*
- 110. *Dino Gueli*
- 111. *St. Peter's @*
- 112. *Rosina D. Stork*
- 113. *Angela Giannagregori*
- 114. *R. Magall*
- 115. *Livia Pellegrini*
- 116. *Dino Lashane*
- 117. **ANTHONY Borichetto**
- 118. *Maria Caelens*
- 119. *Robella*
- 120. *Stenoupe Dupin*

Addresses section containing horizontal lines for handwritten entries, with some faint markings and a large scribble over lines 111 and 112.

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(Give your full home address.)

#1. Theresa Bagnoli	
#2. [Signature]	
#3. Angela Bagnoli	
#4. Mary Pedrebarac	
#5. John Pedrebarac	
#6. Joe Szum	
#7. Mary Gogurac	
#8. [Signature]	
#9. Balok Lajuso	
#10. Lina Lajuso	
#11. Giulia De Fazio	
#12. Angela Gold	
#13. [Signature]	
#14. [Signature]	
#15. [Signature]	
#16. [Signature]	
#17. [Signature]	
#18. Jesus Torres	
#19. Mary Burgos	
#20. Leonardo Burgos	
#21. [Signature]	

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(Give your full home address.)

1. [Signature]

[Address]

2. Joe Associo

[Address]

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9. Total Number of Signatures: 62

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