

Hello Valeria and Maria,

This email is regarding project – UHOPA-16-12 & ZAC-16-030 and the City of Hamilton staff report. Please include this in public record and provide to any staff or councilors ahead of the planning committee public meeting on Tuesday February 28, 2107.

To whom it may concern,

At a high level we are asking who is accountable for any issues raised before this project starts that may become a reality after the project is completed. As residents do we hold the city, councilors, or the party that prepared the Transportation Impact and Parking study accountable? *(See attached word document for raised concerns, also attached to staff report)*

No form of confirmation on accountability has been provided so we are asking through this email. As residents who pay taxes and live in this area we need to know who will be there to help us. Residents of 15 Ellington Avenue regularly experience issues with non-residents/non-visitors parking on our property and have little ability to prevent this. With the addition of 93 new units directly in this area we can reasonably expect this trend to continue or worsen.

There are also existing issues & delays at the intersection of Ellington Avenue and Highway #8, none of which have been directly addressed. There are concerns around the wait times at the stop light as well as ensuring emergency access to Clarion nursing home.

After reviewing the staff report from the city around traffic and parking there are still concerns. The majority of the traffic and parking concerns state they are being addressed by a Transportation Impact and Parking study.

The staff report states the amount of visitor spaces should prevent overflow visitors from parking in the neighborhood. It also states according to the Traffic Impact Study that the road network can accommodate the anticipated vehicle trips from the proposed development. Is there any accountability if residents within the neighborhood experience issues after this project is completed?

The following assumptions are being made without providing direct correlations or data from the stated Transportation Impact and Parking study. Without presenting these details we have no assurance that previously raised concerns are being addressed.

1. New residents will utilize public transportation, therefore not causing increased traffic flow.
2. Further to the mention of public transportation. This implies that work is available locally and residents will be able to use public transportation to get to work. For many this is not the case and requires a vehicle to get to work.
3. New residents living in one bedroom units have smaller families and generally will not have more than one vehicle.
4. Having the entrance/exit of a 93 unit building on Ellington Avenue without making any modifications to the existing traffic light technology. For example using sensors to detect when cars are waiting at red lights on Ellington Avenue. This aspect was raised but has not been mentioned in the staff report.
5. Only having 33 visitor spots (3 above grade) and 97 owner spots with 93 units. This goes against By-law which indicates there should be a total of 154 parking spaces while only 126 parking spaces are planned.

Regarding the construction management plan as outlined in the report please ensure that the following aspects are included in this plan before approval.

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.

Sincerely,

Daniel Kitching
15 Ellington Avenue owners