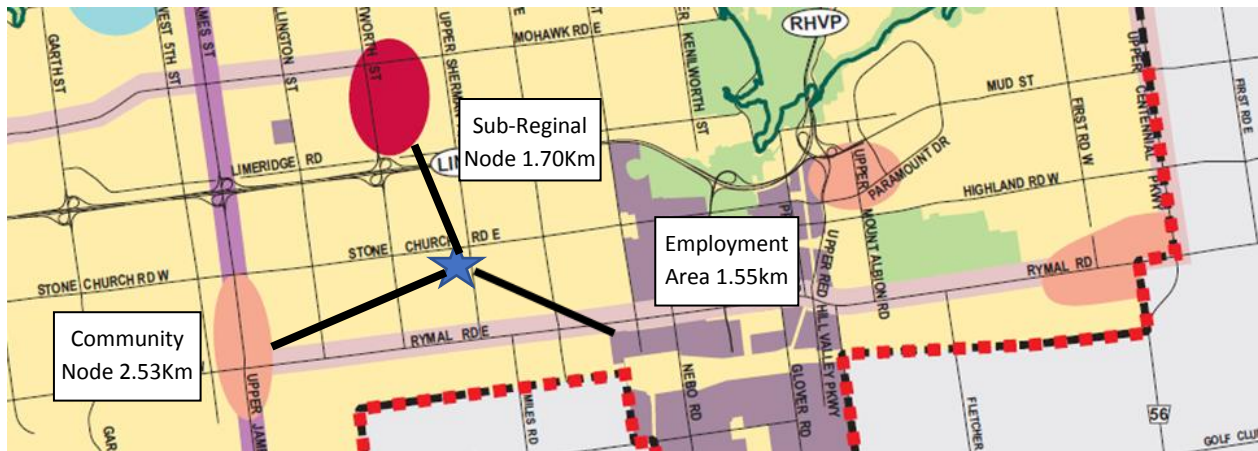


My name is Kim Zanello and I am a resident of the Butler Neighbourhood. I am opposing the amendments to the Hamilton By-Laws and the Urban Hamilton Official Plan for the development at 1518 Upper Sherman Avenue. This development would not only have a negative effect on the residents of the Butler neighbour but also a negative effect on all Hamiltonians as this would show that any developer can and will amend the UHOP to their benefit. This would be an example for all future developers to use. Five minutes is not nearly enough time to go into all the requirements and Policy Goals that this development does not meet, so I will only go through a few.

### **Location and Size**

For high density residential uses, the proximity to certain areas shall be considered when determining if the area for high density residential uses is desirable. The proposed development is 1.70km from a Sub-Regional Node, 2.53km to a Community Node and 1.55km to an Employment area. This location is not in close proximity to any of these areas and would therefore not be considered desirable for high density Residential (UHOP Chapter E 3.6.5).



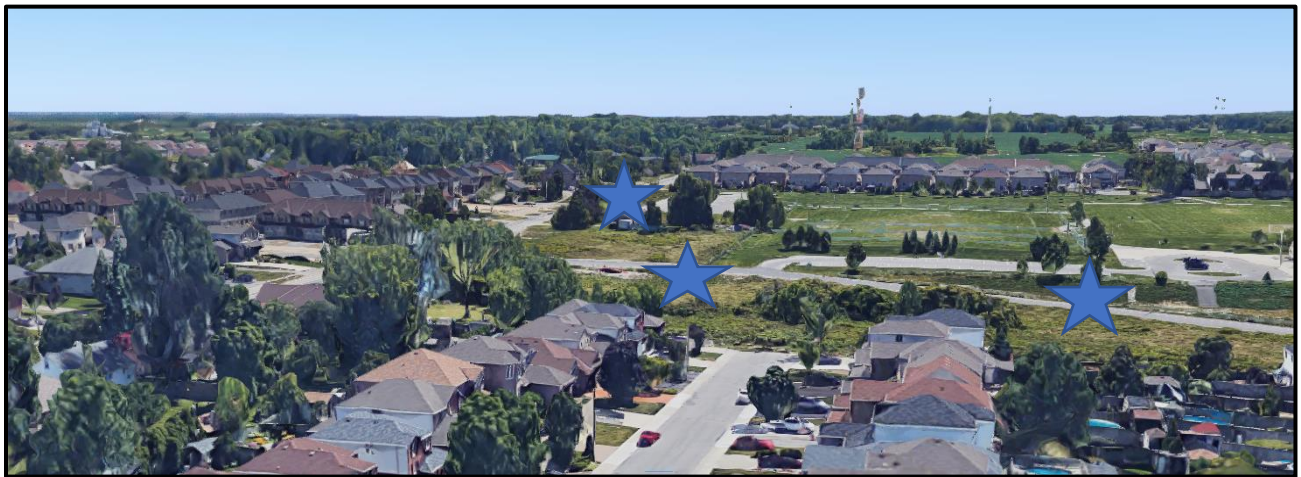
In high density residential areas, the permitted net residential densities are a minimum of 100 units per hectare and not greater than 200 units per hectare. All of the proposed buildings exceed this requirement. Building A is 229 units per hectare, Building B and C is 344 units per hectare and Building D is 259 units per hectare (UHOP Chapter E 3.6.6 b).

One of the Policy Goals stated in the UHOP is to promote and support residential intensification of appropriate scale and in appropriate locations throughout neighbourhoods. This development is clearly not inline with the goals for residential intensification set out by the UHOP (UHOP Chapter E 3.1.5.).

### **Character**

Consideration of transitions in height and density to adjacent residential buildings is required to be made. The proposed development, with over 480 units and over 8 storeys in height, is adjacent to residential buildings that are only 2 storeys in height. Clearly, this shows that very little consideration was given to this requirement. A stepped design, landscaping and parking area is not an adequate attempt.

Please see the images below of the proposed development site. A development of this size in this area will cause unacceptable impacts. Careful consideration must be given to design and compatibility with existing uses. This will change the feel of the existing character of this neighbourhood. This area is mainly low density. Is this really where the City of Hamilton wants to go?



Another Policy Goal is to promote and support design which enhances and respects the character of existing neighbourhoods while at the same time allowing their ongoing evolution (UHOP Chapter E 3.1.4). Again, this development is out of character with the vision for residential intensification set out by the UHOP.

### **Compatibility**

The existing character of established Neighbourhoods designated areas shall be maintained. Residential intensification within these areas shall enhance and be compatible with the scale and character of the existing residential neighbourhood (UHOP Chapter E 3.2.4.). I am aware how the Urban Hamilton Official Plan defines Compatible. I understand that this does not mean “the same as” or even as “being similar to”. I believe that the intent of this definition was to make it clear to people that something can be different and still work. With careful consideration, a change can be made that is different from its surroundings that will enhance the area. The butler neighbourhood currently consists of mainly single family dwellings. In terms of scale, form and character, 4 buildings that are 8, 9 and 11 stories in height adjacent to 2 storey single family dwellings, is in no way compatible.

This proposed development does not comply with many requirements in the existing 6593 Hamilton By-Law, the Urban Hamilton Official Plan and the City’s overall view in what makes Hamilton a great place to live. Intensification is what this City needs, provided the existing residents are not paying the price. All I ask is that you please take into consideration all of the requirements and make sure that they comply with them. I have a young growing family and I am scared of the effect this development will have on my neighbourhood. Traffic is already horrible and adding over 480 dwelling units will only compound this ongoing problem, making it much worse. I know that Traffic studies have been completed showing this traffic will be fine; however, I live in this neighbourhood and see it every day, and can tell you it will not be fine.

I went to the park that is located near this development on the weekend with my daughter and husband. I looked at my husband and said “If this development goes through, this park will be will be so busy, we will no longer be able to use it”. Please stay true to the vision of the City to be the best place in Canada to raise a child, promote innovation, engage citizens and provide diverse economic opportunities. We are not planners or builders. We do not complete traffic studies and noise studies. We are the residents of this City and trust that the City of Hamilton staff and councillors will protect us and listen to us. City staff have spent countless hours making this Official plan that Council has approved. Why would we let anybody amend a plan that has the entire City’s best interest at heart? Thank you.