

December 4, 2018

FORWARD

TO: Co-ordinator
Planning Committee,
City of Hamilton,
71 Main St. W., 1st Flr
Hamilton, Ont.
L8P 4Y5

FAX # 905.546.2095

(original copy mailed
5/12/18)

To Whom It May Concern:

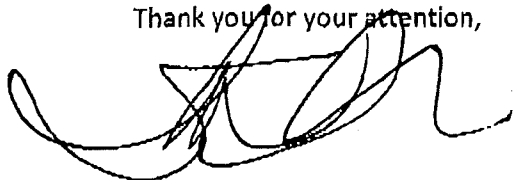
Re: Notice of Non-Statutory Public Meeting of the Planning Committee 16-18 King Street W,
Stoney Creek

The letter attached, dated December 5, 2017, was submitted in response to the initial public meeting held for the above-noted property.

As it appears the request by the owner MM Green Development and the applicant/agent A.J. Clarke and Associates has not changed from the original application, my concerns also remain the same. If there have been changes to the application, they have not been made known. There was also no acknowledgement that the concerns outlined below and submitted as required were received. In fact, there has been no correspondence or communication about this site proposal for the past year.

Additionally, I would like to address that there is a significant population of seniors living in the immediate area who use the north sidewalk to walk to the Seniors Centre on King Street. Considering that there is no pedestrian cross between Lake Ave (past the Seniors Centre) and Village Green, crossing King Street to use the sidewalk on the south side of King Street is not an option for anyone with mobility challenges. This needs to be considered as well.

Thank you for your attention,



Vicki MacNaught, Owner

Stoney Creek, Ont.
L8G1Y6

December 5, 2017

Kimberley Harrison-McMillan
Daniel Barnett
City of Hamilton, Planning Department
Via email to Kimberley.harrison-mcmillan@hamilton.ca & daniel.barnett@hamilton.ca

Re: City File # ZAC-17-044 Proposed development at 16 & 18 King Street West, Stoney Creek

Dear Ms. McMillan and Mr. Barnett:

As a property owner in close proximity to the above proposed development (10 Second Street North), I would like to go on record as opposing the development as planned and any corresponding proposed changes to bylaws to accommodate this development..

I feel that as planned, the development is not suitable for many reasons:

- The size and height of the building are too large for the property and proposed setbacks are too close to neighbouring properties and the sidewalk. There are other buildings of similar height as the proposed building in the neighbourhood, but they are on significantly larger pieces of land and do not sit right on the sidewalk or abut neighbouring properties with virtually no clearance at the property line.
- The proposed development does not provide nearly enough parking to accommodate the proposed number of units. Realistically, most households have more than 1 vehicle – to propose 66 spots for 62 units with ZERO spaces proposed for commercial and visitor parking is extremely inadequate.
- Removing further parking on the street is detrimental to downtown businesses.
- Traffic flowing in and out of the building as proposed is too close to the intersection at Second St and King Street. This will make for further dangerous situations at an intersection that is already overburdened with traffic and nearly impossible to navigate.
- Traffic on King Street is often at a dead stop at various times during the day. The potential for many more vehicles to turn into the proposed development will make this situation worse.
- With the proposed structure sitting so close to the sidewalk, pedestrian safety will also be at risk as vehicles will have to pull out onto the sidewalk in order to see as they exit the building, as proposed.
- The structure as proposed makes no attempt to fit in with any architecture in the neighbouring downtown area. Other commercial buildings in the area have been designed to fit aesthetically with neighbouring structures and the streetscape, this proposed development does not.
- No information was provided as to how and where construction vehicles were to be parked during construction.
- No information was provided as to how construction noise and disruption would affect neighbouring businesses or how it would be mitigated.

- No information was provided as to how the proposed development would affect neighbouring properties in terms of water runoff. As there is virtually no green space in the proposal, drainage is a considerable issue.
- No environmental assessment has been provided as to this new proposed development.
- There is no concern by the developer as to how this affects the neighbourhood, either in the short or long-term. The concern seems to only be how to extract as much money from the site as possible while inflicting the most permanent disruption on the neighbourhood as possible.

Developing the site would be beneficial to the neighbourhood, without question, but not as this proposal stands.

Thank you for your consideration.



Vicki MacNaught

Stoney Creek, Ont.