

**Pilon, Janet**

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**From:** clerk@hamilton.ca  
**Subject:** Ltr of Oppostion to Approved Development Drake & Frances Stoney Creek

**From:** Adrienne Jarrell  
**Sent:** January-21-19 3:43 PM  
**To:** clerk@hamilton.ca; Pearson, Maria <Maria.Pearson@hamilton.ca>  
**Cc:** Roth, Jennifer <Jennifer.Roth@hamilton.ca>; lakewoodbeachcc@hotmail.ca; Terry Jarrell  
**Subject:** Ltr of Oppostion to Approved Development Drake & Frances Stoney Creek

Jan. 21, 2019

To Who It may concern,

Please find attached our letter of opposition to the approval for development on the corner of Frances and Drakes, the Planning Committee approved the 6 storey apartment building.

This correspondence is a follow up to our letter of April, 16 2018.

*Adrienne H*

Adrienne Jarrell

**Terry & Adrienne Jarrell  
620 Grays Rd.,  
Stoney Creek ON L8E 2Z6**

**Monday, January 21, 2019**

RE: Registering our opposition to planned revised development proposal 560 Grays Road, Stoney Creek, Ontario - a 6 storey apartment building.

**To whom it may concern:**

Please accept this correspondence, as our second official notice of opposition. We are writing, in this case, to express our opposition to the now approved development on the corner of Frances and Drakes, a 6-storey apartment building.

We have resided at 620 Grays Road, Stoney Creek, since 1995.

**The following are the reasons we oppose the now approved development plan:**

**1. Evidence-Based, Flawed Approval Process which has been managed to a preplanned Outcome, with no compromise for the concerns put forward by local residents**

We accept the Province's direction, since 1997, regarding densification, mixed housing and land use, as it supports the need for a variety of housing options. That said, we CONTINUE to object to how this particular request for development has unfolded, since coming to our attention in 2012. **Please refer to our correspondence of Monday, April 16, 2018 where we clearly documented how the process for this development has been managed towards a particular outcome, as evidenced by the year after year variations in the proposed development plan as we note below:**

In 2012, a 36 unit, townhouse development was proposed & approved.

In 2013, the same development was revised, and approved as a four-story, mid-rise 106 unit condo - complex.

In 2018, there was yet another request, for further revision, to this same development, for an additional 2 stories, making the complex into a 6 story, 151 unit, condominium apartment complex with expanded parking.

We also noted the injustice of the official process given that there is no avenue, under the current provincial planning rules, to revisit previous approvals. Once something is approved the rules state the zoning/ development decision stands - yet, conversely, requests, to ever expand a proposal (in this case by Silvestri Homes), may continue to be heard, reviewed and potentially approved.

**2. Impact of high density on existing established community**

**When reviewing the Urban Hamilton Official Plan, Nov. 2016 (UHOP), Chapter E Sections E3.4, E3.5 and E3.6, which defines low, medium, high density / residential function, it is evident that this development at 560 Grays Road will have a significant, negative, long-term impact on the**

**established Lakewood's and surrounding, residential community. To suggest otherwise is to continue to ignore the facts, as well as the spirit of the larger urban planning framework.**

Under the section titled Goals (pg. 1 Ch. E), The Urban Hamilton Official Plan (Nov. 2016) outlines the need to:

- (f) Promote and support design which enhances and respects the character of existing neighbourhoods and creates vibrant, dynamic, and liveable urban places (UHOP pg. 1 Ch.E.)
- i) Protect and enhance a system of linked natural areas (UHOP pg. 1 Ch.E.)

Additionally, as noted in the introductory paragraph of Chapter E, "Each neighbourhood has its own unique character.... Neighbourhoods provide the context for daily life for citizens. Neighbourhoods are living areas ... "(UHOP pg. 1 Ch.E.)

Clearly, this additional request to add an extra 2 stories, to an already approved 4 story development is not in keeping with these 2 goals, nor does to enhance the existing neighbourhood and its unique character.

**We would ask, therefore, in what way will 2 extra stories "...enhance and respect the character of existing neighbourhoods..."? How will more development "[p]rotect and enhance a system of linked natural areas..."?**

### **3. Increased traffic given increased density**

**The newly approved plan to build 151 units from 106 units, with an increase in parking spaces accordingly, will continue to add unnecessary pressure to an already heavily used traffic artery. The surrounding roads are extensively used by commuters, local businesses (for transportation goods and services), and other travelers (tourism between Canada and United States) and the current, daily congestion will only be further aggravated.**

**Why would anyone (citizen, business person, local / provincial government personnel, political representative) support a plan that will further aggravate an already congested, key transportation route?**

**In closing, we are stunned that the plan received approval. We are equally concerned that the wishes of the citizens who are resident of the Lakewood community, have not been represented by our elected officials.**

Sincerely,

*Terry and Adrienne Jarrell*

**Cc. Maria Pearson, Councillor, Ward 10 Stoney Creek  
Lakewood Beach CC**