

Pilon, Janet

From: clerk@hamilton.ca
Subject: Opposition to Frances/Drake 4 - 6 storey building
Importance: High

From: SELENA VISSER
Sent: January-21-19 8:36 PM
To: clerk@hamilton.ca
Subject: Opposition to Frances/Drake 4 - 6 storey building
Importance: High

Selena Visser and David Stumbo
115 Frances Avenue
Stoney Creek ON L8E 6A3

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 official notice of opposition. We are writing, 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 115 Frances Avenue since June 2008..

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

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

As our neighbours the Jarrells have pointed out in their correspondence with the City we agree that this particular request for development has been managed with a particular outcome:

- 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.

2. Impact of high density on existing established community

As our neighbours the Jarrells so eloquently stated: "**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 it enhance the existing neighbourhood and its unique character."

We would also, therefore ask, in what capacity 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

As our neighbours the Jarrells stated in their correspondence to the city, **"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."**

Since the development at the other end of Frances we have had an increasingly difficult time exiting our drive-way at any time of day (but especially in the morning and end of the work day). More than once I have almost been hit exiting my own drive-way as many commuters, tourists etc use Frances as a through-way. The tiger stripes at the stop signs along with the speed signs have minimal impact on the inordinate amount of drivers that speed on Frances. With all the young children in the neighbourhood what will it take for the city to pay attention to this area? I invite any member of Council to spend 1 hour at rush hour viewing the speed and volume of traffic on Frances.

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

Sincerely,

Selena Visser and David Stumbo

