

TO: PLANNING COMMITTEE, CITY OF HAMILTON

FROM: DAN VAN DEN BEUKEL, CITIZEN OF HAMILTON (WARD 10)

DATE: MARCH 18, 2019

RE: URGENT REVIEW – DEVELOPMENT & SITE APPLICATION AT 310 FRANCES AVENUE STONEY CREEK (WARD 10) FOR 3 TOWERS (48, 54 & 59 STOREYS HIGH)

BACKGROUND:

“The [City of Hamilton] has received both a Development Application, no. DA-19-020, and Site Plan Application, no. SPA-19-020, [from New Horizon Development Group] for the lands at 310 Frances Ave, in Stoney Creek. The plans call for three towers, the shortest at 48 storeys, the middle at 54 storeys, and the tallest at 59 storeys. If built, these towers would become the 3rd, 2nd, and 1st tallest towers in the City, respectively.”

Holmes, Lachlan (February 9, 2019). Massive Development Planned In Stoney Creek – Updated. Retrieved from <http://hamiltonforward.ca/2019/02/09/massive-development-planned-in-stoney-creek/>

RECOMMENDATIONS

To request that City Council and/or the Planning Committee take the following immediate action(s):

- (1) Freeze or postpone the application for 310 Frances Avenue until the city has properly consulted with the neighbourhood, QEW-Lake Ontario and Gray road-Fruitland road, and the planning committee regarding this development and the maximum building height specifications or
- (2) Amend the bylaw(s) that enables this application, which changed the maximum building height for 310 Frances Avenue to “none”, to match the Amica Senior Living Centre at 135 King Street East at 5 storeys high.

Note: (i) According to the City of Hamilton website, there are no secondary plans for the lands between the QEW and Lake Ontario, Gray road and Fruitland road. (ii)

According to city staff, this application goes before a Design Review Panel on April 11th and final approval shortly after. Therefore, this request requires immediate action.

COMMENTS

- 1) I am very disappointed that our local government would allow any lands or developer to have zero restriction on building height, particularly those next to residential properties or single-detached homes.
- 2) I find any structure taller than the Amica Senior Living Centre, which is located at the former Stoney Creek Dairy lands, to be vastly inappropriate, greedy, over-indulgent and disrespectful to the community, the environment, and neighbours.
- 3) **As a councillor, ask yourself: “Would I want a tower next to my home?”**
- 4) See appendix for photo of lower Stoney Creek, which illustrates stark contrast between the average home building height and recent commercial building development.
- 5) Why is there no secondary plan for lands between QEW & Lake Ontario, Gray road & Fruitland road?
- 6) According to the article cited above, the three towers will have 1836 units in total. As a homeowner, I’m afraid this could have a negative effect on the local housing market - contributing to a buyer’s market, lowering housing demand, decreasing home prices, particularly those immediately surrounding this development.
- 7) If approved, these towers may become the tallest building in the city of Hamilton. **Does this mean, lower Stoney Creek will become the new city centre for Hamilton** (since most cities throughout the world are centred around the tallest building)? For example: Eiffel Tower in Paris France (1890-1930), Empire State Building in New York City USA (1931-1971); Sears Tower in Chicago USA (1973-1998), or any church throughout Europe.

History of the World's Tallest Buildings. Retrieved from
https://en.wikipedia.org/wiki/History_of_the_world%27s_tallest_buildings

- 10) None of this development supports or strengthens our community. It may put more significant financial stress on our transportation infrastructure (e.g. highways & bus system), our education and social infrastructure. Note: There are no schools, buses, recreational centres or grocery stores near this site, let alone anywhere else in ward 10.

- 11) There needs to be more attention paid to developed lands as we pursue intensification throughout the city and rebuild to make the city the best place to age gracefully and raise a family for all.

- 12) The apartment building next to 310 Frances Avenue at 500 Green Road appears to have 15 storeys – see Google Maps Street View. **Therefore, the proposed development at 310 Frances Avenue would be nearly 4x's taller than the apartment building at 500 Greens Road** – see appendix A for photo of lands.

- 13) I hope you, as elected officials and as our local government, make the right decision.

Have a great day.

Sincerely,

Dan van den Beukel

APPENDIX

A) Photo of lower Stoney Creek from Ridge Road.



B) 3D rendering of towers

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