

**Sent:** May 12, 2019 5:50 PM

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**Subject:** Proposed Three Towers Development 310 Frances Avenue - Opposed to Existing Plan of Development

Good Day,

This is a submission for the Planning Committee Meeting currently scheduled for Tuesday May 14, 2019.

I wish to register my objection to the development at 310 Frances Avenue as it currently appears on the Hamilton Planning Committee minutes and reports as found on their website.

The specifics that I take exception to are as follows:

- The requested reduction of on site parking spots are inadequate and should be made to the 1.5 per suite model or 2,754. The requested 1.3 model is simply inadequate. Street parking in the area is significantly challenging on most days presently. Observing the majority of the cars parked on the driveways of the townhouse complex adjacent to the 310 Frances site shows that most are two car families with one car on the driveway during normal working hours.
- Further the traffic study that states that the increased traffic trips of 556 AM and 666 PM peak periods is simply not credible when considering the existing situation at the peak periods. Additionally the most recent study dated by the developer was taken 5/2/17. This does not include the additional traffic that will be on North Service Road once the additional building currently being completed just east of the break of Frances Avenue and the shore trail.
- The proposed remedial measures clearly state that the current areas available for the necessary turning lanes onto Green Road do not allow for the necessary storage and taper zones by a considerable lower amount. (15.8 M available versus 120 M required)
- The requested reduction to the building set backs appears inadequate on all sides.
- The landscaped open space proposed is dramatically less than the requirements stated and should not be authorized.
- Contrary to the statements from HSR there is currently no practical public transportation option available anywhere in this general area along North Service Road. The vast majority of people use a personal vehicle for every trip.
- Overall, it is obvious to me that the proposed building areas and occupancy density of 1836 units is simply vastly too great for the property size at 310 Frances Avenue. In addition the additional traffic that will result will produce twice daily gridlock given the current Green Road and North Service Road intersection. Personal daily observations at AM and PM peak periods easily support this point. We have all be very fortunate that no deadly accidents have occurred at the Green Road / North Service Road intersection. Again several near misses have been personally observed.

Respectfully submitted for Planning Committee consideration.

Larry Birch, P. Eng.