

Sent: May 11, 2019 4:58 PM

To: clerk@hamilton.ca

Subject: Agenda Item 7.3 Planning Committee May 14th, 2019 Meeting

Referencing: Agenda Item 7.3 Planning Committee May 14th, 2019 Meeting

To Council, Planning Committee & Planning Staff,

Regarding the proposed development at 310 Frances Avenue, I, and what appears to be the community at large, continue to be extremely concerned about the massive triple tower development proposal in our small community. We are not being provided with any information. And we are not only seven (7) opposed to this development as was reported in the news. We are hundreds strong and growing every day as I had stated in my presentation of April 16th.

To reiterate the staggering amount of concerns made by the Design Review Panel at the April 11th meeting as well as the many well-researched points provided by our local delegation at the April 16th planning committee meeting, it is absolutely astonishing to many of us that this project has not been put on an extended pause until such time that more extensive, independent and unbiased studies are completed along with requests by council to the applicant for a major re-design and height reduction to fall in line and conform to the style of our existing community.

To be constantly told by council that a 'no height restriction' was put into place when the Shoreliner and Bayliner were proposed and built has no bearing on allowing a no-holds-barred development proposal. Clearly the original approved development proposal shows a smattering of like-buildings throughout this area. That is, similar to the two original existing buildings that rise eighteen stories. To drop in buildings that triple that height is unconscionable, particularly when it is simply designed to create a legacy for one (or maybe two).

The devastation that this massive building will surely cause to this extremely small community will be insurmountable in the immediate future if allowed to move forward in anything remotely close to the current design, height and mass. It is clear that the Design Review Panel had an issue with almost – if not every aspect of this design.

Noting the obvious points of concern:

1. Parking will be completely impossible. At any given time during the day and evening, Frances Avenue and Green Road are generally lined with vehicles from the current community. There simply are no additional parking spaces to be had even if every unit of the proposed 1836 had the required 1.5 parking spots on-site. To attempt to dump another 300 + vehicles onto these two streets is impossible.
2. Traffic congestion will be beyond extreme on Green Road, Frances Avenue, North Service Road and Church Street and will likely extend to all other side streets within the local community. It is without doubt that vehicles will be lined up for extensive periods of time attempting to enter and exit onto any one of these streets, particularly Green Road and Frances Avenue. Commute hours twice each day will only exacerbate an already impossible situation.
3. The safety of pedestrians, including the elderly and children, along with the joggers and cyclists that frequent this area are likely to experience insurmountable danger as

they attempt to navigate around the onslaught of additional traffic, especially the mass exodus onto Frances Avenue – the most popular route for pedestrian foot traffic.

4. Creating a massive concrete block will wreak havoc on any attempt at water percolation as more and more rain is dumped into our area. It is clear that the climate is trending in that direction. There will be nowhere for the water to travel and surely the current systems will be extremely taxed and potentially doomed to failure.

5. The likelihood of ground temperature rising must be put under serious scrutiny when air flow is interrupted. Minimal ground-level green space will make an impossible task of cooling the area and surrounding community. The lack of space to accommodate large-growth trees that provide natural, cooling shade will be detrimental. There will be nothing to control the extensive carbon footprint that will be created. Let it be noted that we just received a notice from local MP Bob Bratina that states the following in bold print –

**BUDGET 2019: INVESTING IN THE ENVIRONMENT
FIGHTING CLIMATE CHANGE IN HAMILTON EAST-STONEY CREEK
Climate change is one of the most pressing issues of our time.**

6. It is likely that Frances Avenue will become a ‘closed-in’ area between The Bayliner, the towers and the podium because of these massive buildings. It will surely cause a wind tunnel down the street that could make it nearly impossible to safely navigate the sidewalks through this area. This will pose serious issues for elderly people and children.

7. Should there be the need for emergency and fire vehicles, including first responders and police during periods of extreme congestion, remember - this current community has only one lane in and out of the entire area to reach the service road and the highway. Endless vehicles backed up just trying to come in or out of this area will thwart any efforts of medical or fire personnel to arrive safely and in a timely fashion. Moments count in an emergency and can become a matter of life or death! This should be of great concern to the aging population in our community.

In summary...

The sad and obvious fact is that this area simply cannot support such a massive development. One only need walk the area to know this to be true. Imagine the stress this places on the residents of this small community. There will surely be an enormous strain on everyone’s current lifestyle and daily routine – and all for the sake of creating a legacy. This is not a landmark build – this is a disaster to the land.

The nightly light pollution that will be created will surely affect and possibly destroy the local and migratory birds as they attempt to maintain their instinctive routes. It is a fact that millions are killed every year from collisions with buildings, especially those with extensive glass and lights.

The excessive traffic on Frances Avenue and Church Street will wreak havoc and cause potential destruction and devastation to the local turtle population and their annual travels to their limited nesting grounds which continue and will continue to shrink due to more and more development proposals in this area. This is of particular concern for the Snapping Turtles which are on the Ontario Endangered Species list.

When the UN advises that one million species of animals and plants are at risk for extinction from Human Activity – why would anyone want to be partner to that claim of such terrible proportion? Again – all for the sake of creating a legacy?

We implore you to reconsider this application for all of the reasons listed above and for this simple fact...

The original plan for this property at 310 Frances Avenue shows that there were to be two similar towers to the Shoreliner and Bayliner. This configuration allowed for a much more extensive green space that would accommodate these seven points of concern. One need simply observe the beautiful park-like setting with a multitude of mature trees and open expanses of lawn that surround these two original buildings (The Shoreliner and The Bayliner) to see how this area by the waterfront was designed to be in the overall scheme of this entire development. Why deviate from that original plan and ruin the true nature of the community.

Respectfully submitted,
Sherry Hayes
Shoreliner Resident