

Pilon, Janet

Subject: 310 Francis -3 tower build impact on existing neighbourhood

From: Valerie Gardner

Sent: May 17, 2019 2:11 PM

To: clerk@hamilton.ca

Subject: 310 Francis -3 tower build impact on existing neighbourhood

Dear Sir or Madam

We are writing to express our deep concern, not over the fact that there will be development, but development on the massive size and proposed density of the 3-tower development planned at 310 Francis Avenue.

As you, and all members of Council are aware,

- This area is not currently serviced by any municipal transportation. Even if transit were to begin, the North Service Road is not wide enough to service safe stops for large transit vehicles.
- Residents without cars will be hard pressed to access current amenities across the QEW without a car, therefore we can assume nearly all residents will have cars and even the mostly one-bedroom residential units may potentially have 2 cars, as most couples will have to travel to work in different areas or at different times..
- Parking for the number of residential cars, not to mention any visitor parking, will undoubtedly result in cars parking down neighbouring side streets in unprecedented numbers
- Should we have major snowstorms, the city's ability to clear surrounding streets will be severely hampered.
- The North Service road is already a very busy 2 lane road with no obvious means of widening it to contend with the added traffic, not only from this new development but also from the other developments currently under construction between the Lake and the North Service Road between Grays Road and Fruitland Road.
- Increased traffic along the North Service road will not only make it difficult for homeowners heading east on the North Service Road who need to turn left on either Drakes Dr. or Teal St. to access their homes; there is a potential for long line ups of traffic behind them and of rear-end collisions from inattentive drivers.
- Very strong winds are now the norm in this area. Between the existing 19-storey Shoreliner and Bayliner buildings, there is already a significant and increased wind effect. Adding 3 more towers of such heights as proposed will seriously increase this wind effect.

It is our fervent hope that Council and Planning Committees will take the serious concerns that numerous area residents are putting forward to you, in writing and in person, will have a positive impact and that you will re-consider this proposed development in light of these serious concerns.

Sincerely,

Peter Miller and Valerie Gardner

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