

Pilon, Janet

Subject: 310 Frances Ave. Stoney Creek

From: Dennis Facia
Sent: May 20, 2019 11:47 AM
To: clerk@hamilton.ca
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To City Clerk,
Please include my letter in the agenda of the May 22nd council meeting.

Dear Honourable Mayor & Council,

Please take back your delegated authority for Site Plan Control / Approval on the application for 310 Frances Avenue, Stoney Creek. As per the Planning Act, you have carriage and in the best interest of all citizens, it is incumbent upon you that approval for a build of this massive scale rests with all City of Hamilton elected representatives. This is unprecedented and needs full attention by everyone for these reasons:

It is incredible that this enormous triple tower and podium is still being considered. Even more incredible is that there would be any consideration for any variance requested by the developer. Refusing every variance would force a smaller build and footprint. Even so, it would still make this development a complete disaster in every possible aspect for Green Road, Frances Avenue and the surrounding area. No matter how many residents step forward, no matter how many names go on a petition, how many points are made by those who live, know and understand the community – we feel that you still aren't listening.

Why is it highly unusual for this application to come back to the table more than once – as asked by council? This is an unprecedented application and council needs to understand this is not something that should be remotely taken lightly.

Why is this unusual application so site specific? How would any council member think that a no-height restrictions zoning would have any benefit whatsoever to any part of this city, especially considering that this city has both outstanding escarpment and lake views that all residents should be able to enjoy without this colossal monster destroying the view from above or below the escarpment? If it is so site specific and unusual, why is council, in its entirety, not fully involved in this application?

What ward councillor anywhere would ever presume that this manipulation of the zoning by-laws would be in any way an intelligent, community-minded choice for such a small speck of waterfront land? In 2010, local council could have very easily fought against this proposal of massive change to the waterfront rather than leading the charge to destroy the area. Do not insult our intelligence by saying it dates back to the 1970's. At that time, the multiple buildings were intended to be built all of the same height and style as the Shoreliner and Bayliner. In the 2010 changes, the design proposed to the community is far reaching from what has been developing here for the past three years. In a letter provided from council's office in July of 2017, therein it states – ...both the west side and east side that may entail two or more towers similar to the Bayliner and Shoreliner...

Someone from our city representatives needs to take this seriously. A design review team mulling over paperwork and drawings while sitting in a downtown office cannot provide even the slightest

understanding of the terrible impact that this monstrosity and all of the other new proposed developments will bring to this area. If these builds move forward there will no doubt be horrible consequences. We would like to ask that council and staff stop insulting our intelligence. We know how much trouble we have now when it comes to parking and terrible traffic congestion.

This area CANNOT support any more developments. It is as simple as that! When will someone at City Hall listen???

Dennis Facia,
Shoreliner Resident