

**Sent:** May 11, 2019 4:31 PM

**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca)

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

### **Referencing: Agenda Item 7.3 Planning Committee May 14<sup>th</sup>, 2019 Meeting**

To Council, Planning Committee & Planning Staff,

As a resident of the lakefront community at Green Road and Frances Avenue, it is appalling to see what little is being done to stop the massive tower build at 310 Frances Avenue. It is clear that the community is being kept in the dark about what is happening regarding this triple tower development. We are sure this darkness is deliberate so local council can avoid the truth of how residents really feel about this ridiculous development proposal.

Local representation has not provided us with any information nor have we been invited to any community meetings to discuss this issue. It is common knowledge that local council has known about this application since December 30<sup>th</sup>, 2018, with innuendos that this proposal was actually discussed a year ago. However there has been no attempt made to reach out to the community. If we want to find out anything, we have to read about it in the news.

For example:

**NEWS EXERPTS:** Apr 08, 2019 by [Kevin Werner](#) Stoney Creek News ([Shown in blue](#))

[The battle over a massive three-tower development proposal on Stoney Creek's lakefront area is set to begin this week.](#)

[But Stoney Creek Coun. Maria Pearson says the war may already be over for residents opposed to the plan.](#)

[“There is nothing we can do,” said Pearson. “Density was incorporated into the zoning. It has already been approved for this.”](#)

Zoning is changed all the time. Even if it was put into place previously, as a society, many of us are smarter now, knowing the detrimental effects of over-crowding and the toll it takes on the environment through an extreme carbon footprint. Our government officials – especially our elected officials - should be protecting us not putting us in harm's way.

**NEWS EXERPTS:** Apr 08, 2019 by [Kevin Werner](#) Stoney Creek News ([Shown in blue](#))

[She pointed to the already established 19-storey Bayliner and Shoreliner residential buildings located along Frances Ave and across the property.](#)

Continuing to refer to The Bayliner and Shoreliner as an example makes no sense. The **original plans** had all of the towers back then designed in equal style and that is 18 & 19 storeys or less. It is completely preposterous to compare 18 storeys to 59 storeys.

With almost forty years of experience in the construction industry, covering extremely large commercial, industrial, institutional and residential building projects throughout this city, it is easy for me to understand the impact this structure will have on a small community.

**NEWS EXERPTS:** Apr 08, 2019 by [Kevin Werner](#) Stoney Creek News ([Shown in blue](#))

“We wanted intensification. The (former City of Stoney Creek council), was very forward looking in those days,” she said.

This is not intensification in any healthy manner. As has been stated to us by professionals – “This is intensification run amok!” Add to it all of the other application proposals in the immediate area and we clearly see that it is true that when you don’t live here, it has no effect on your life and therefore, no concern for all the negatives that will, without doubt, happen here.

**NEWS EXERPTS:** Apr 08, 2019 by [Kevin Werner](#) Stoney Creek News (Shown in blue)

[Pearson, who received notice of the massive development application Dec. 30, and a site plan application Jan. 23, said she is already providing staff and the developer with suggestions to address a variety of issues, such as parking and traffic.](#)

While Council has no issue having meetings with the developer, the community is left in silence.

**NEWS EXERPTS:** Apr 08, 2019 by [Kevin Werner](#) Stoney Creek News (Shown in blue)

**[Pearson said she has considered hosting a meeting on the issue, but since the development isn’t before the planning committee, she didn’t believe there was a need.](#)**

**[“I don’t want to stir up the neighbourhood,” she said. “There is nothing to see.”](#)**

Really? Nothing to see? Are we supposed to wait and wait and wait ‘to see’ massive tower cranes being set into place preparing for the onslaught of building these overbearing towers that will loom over us and create the nightmare that will ensue? This entire process - from initial approach by the applicant with this proposal to local council to every correspondence, application, design concept, scope, etc. – should have been brought forth to this community by way of community meetings to allow those who will be impacted to have a say in this process. Why have we been kept in the dark from the very beginning? One can’t keep saying there is nothing to see. There is plenty to see and we have all had to do it on our own to get information!

**NEWS EXERPTS:** Apr 17, 2019 by [Kevin Werner](#) Stoney Creek News (Shown in blue)

[Jeff Paikin, co-owner of New Horizon Development Group, told the Stoney Creek News there will be additional traffic into the area, but a study conducted found area roads would have the necessary capacity to accommodate the growth.](#)

Studies are being done by the developer. How do we know that these studies aren’t swayed in favour of the developer? Why do we continually have to search for this information?

Traffic will be ridiculous in this area. Commute times will be a sea of vehicles sitting and idling their engines as thousands of cars attempt to exit the area. The emission pollution will be bad enough but are we now expected to add another fifteen minutes to our drive time just to get off our street so that we can make it to appointments on time?

**NEWS EXERPTS:** Apr 17, 2019 by [Kevin Werner](#) Stoney Creek News (Shown in blue)

[Pearson and the developer are also willing to hold a public information meeting on the proposal, a move that planning staff said could prove helpful in easing some concerns among residents.](#)

We have yet to hear from local council. Even in recent days council continues to say there is nothing to tell anybody. We feel that there is a lot to tell us and we now are standing up to tell council, building staff, applicant and every party involved – **we are not prepared to accept:** There is nothing to see, nothing to tell and nothing that can be done to stop it.

At the April 16th planning committee meeting, local council was encouraged multiple times to enter a motion to undelagate the planning staff for this project and put it back into the hands of the planning committee for overview - We wonder why local council stayed silent? I feel we must ask – is local council working for the people in her ward or for the developers?

Thank you,  
Dennis Facia