

**Pilon, Janet**

---

**Subject:** 310 Frances Avenue May 22nd Council Meeting Agenda

**From:** Barbara Birch  
**Sent:** May 19, 2019 5:28 PM  
**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca)  
**Cc:** Pearson, Maria <[Maria.Pearson@hamilton.ca](mailto:Maria.Pearson@hamilton.ca)>  
**Subject:** 310 Frances Avenue May 22nd Council Meeting Agenda

Dear Honourable Mayor and Council,

Please take back your delegated authority for Site Plan Control / Approval on the application for 310 Frances. As per the Planning Act, you have carriage and in the best interest of all the citizens of Hamilton, it is incumbent upon you that approval for a build of this massive scale rests with all City of Hamilton elected representatives.

My desire is that there should be an open and transparent process used to fully vet all the various important negative ramifications of this proposed very extensive development.

The most serious (but not all inclusive) concerns that I share with many of my neighbors are:

The proposed 1836 additional housing units, will surely result in an extreme increase in traffic along North Service Road, which is currently in a terrible state of repair, with lack of proper turning lanes and no apparent land available for any significant expansion of the turning lanes to allow traffic to flow more safely. This presents a very realistic concern for not only entering and exiting from North Service Road to Green Road but for the current traffic coming north on Grays Road to access the QEW. This will present realistic hazards for any emergency vehicles, fire, ambulance, police not only during normal morning and evening rush hours but also at any time there is any backup on the QEW either Toronto or Niagara bound.

These 1836 additional housing units will create a need for about 2,754 residential parking spots (using the 1.5 factor) as well as visitors, deliveries, and the commercial activities. There is no feasible street parking available for any overflow on peak dates. These parking requirements must surely be provided for within the new development area itself.

There appears to be a complete lack of green space provided in the proposal for adequate outside areas for human activity, dog walking, snow removal etc. The massiveness of this proposal is completely out of character with the current surrounding residential buildings. The additional carbon footprint that will be generated by this development and the 3,000 - 5,000 additional vehicles jammed into an already overstressed infrastructure neighborhood, is not consistent with any logical environmental concerns.

The only "lake view" that will be available to these new occupants is at the lake end of Green Road to stand and gaze over Lake Ontario beyond the fences and barriers.

The following photo was taken today Sunday May 19th at 12:44 PM at Centennial Drive and North Service Road. The QEW was slow but not completely backed up and this bad situation will be dramatically worsened with an additional 3,000 - 5,000 vehicles attempting to gain access to Green Road in any reasonable fashion. Hamilton deserves better than gridlock.



Respectively Submitted,  
Barbara Birch  
500 Green Road, Suite 412