

Pilon, Janet

Subject: 310 Frances Road, Stoney Creek - May 22nd Council Meeting Agenda

From: Sherry Hayes

Sent: May 20, 2019 12:22 PM

To: clerk@hamilton.ca

Subject: 310 Frances Road, Stoney Creek - May 22nd Council Meeting Agenda

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. We ask of this for the following reasons:

Our small lakeside community is feeling beyond frustrated by what we feel is a lack of understanding, or interest in the significant issues that we continue to make note of regarding the massive tower proposal and every other proposal between Grays and Millen Roads. There is clearly a community-wide outcry to have our voices heard. We feel that no one is listening, including at local level.

At the May 14th Planning Committee meeting, as many local residents sat in the gallery, it was astonishing for us to hear local council's comment regarding the petition that - This was the first that she had heard anything about a petition from the community. This is far from the truth and we are continuing to fear that none of our voices are being heard by council.

Clearly it was stated in my presentation at the April 16th building committee meeting (approximately at hour 3:06:45). I advised that there was a petition circulating that had garnered close to 200 signatures and the expectation was that it was going to grow substantially, which, in fact, it has grown swiftly to well over 500 individuals (and still growing) within the immediate area surrounding 310 Frances Avenue. In various areas of Stoney Creek, others are voicing their concerns on this proposal.

Residents are tremendously unhappy and concerned that the potential damage from this massive development *and* all of the other proposed developments will be insurmountable. To add more high-rises throughout an already crowded neighbourhood will be disastrous. Just with the recent builds that have taken place, the traffic congestion is already beyond capacity and completely impossible.

As we listened to comments made at the May 14th meeting, many of us felt some responses and remarks from council and staff were condescending and dismissive toward the residents. This impossible overpopulation plan is council's doing. To blame local residents for 'not showing up' way back when is a really sad response to our pleas to the terrible situation forced upon us.

Further to that, to indicate to the present community that they should have showed up in 2010 to voice their opinions then and not now, is completely unconscionable. Many residents didn't live here in 2010 and for those that did, many have indicated that there was no recollection of receiving letters

of meetings. Many wonder why there would not have been continued community engagement for all area residents through the entire planning process for this community. Again, does it simply come down to - I don't live there so it's not going to affect me. Is it just simply more tax dollars for the city?

We continue to reiterate that it is unimaginable that, given the limited road systems alone in this small community, that all proposal applications for the entire lakeside community would not be reviewed together. Single site reviews cannot remotely provide the appropriate understanding on how these builds as a whole will impact the area. Surely when all of the variances from every location are taken into consideration, NONE of the proposed applications would be granted a single variance which would automatically force a reduction in size and scale of every design.

We wonder, when this is an unprecedented proposal of extraordinary proportions for this community and city, why this application would not have far more in-depth studies, more full council input and most importantly, more community involvement. After all, there is no better understanding of an individual area than there is by the people that reside in a particular community. Clearly, that alone, should hold extensive weight during the process of feasibility studies.

Most importantly, why are the statements and concerns from the professionals of the Design Review Panel not being more seriously heeded? They clearly indicated that this design is a complete failure of the developer and should not be accepted for approval by anyone from the city, including council, planning staff or otherwise. It has NO VALUE for and does NOT engage the local community. The DRP have made that abundantly clear. These professionals are experts in each of their respective fields and know what is right or wrong.

There are very few in the area that truly believe that zoning can't be changed to properly suit an area that simply cannot accommodate such extensive builds north of the QEW throughout the Grays, Green and Millen Road area. It seems that there was no difficulty in changing zoning in 2010 where it clearly benefits developers, local council and the tax coffers. How about changing it to suit the current residents' knowledge of the area and what is actually feasible, including the fragile infrastructure; human safety; endangered and protected wildlife and the overall health of the environment.

Past comments throughout the various considerations for the area indicate the importance of maintaining green space and to 'Protect an Environmentally Significant Area and shoreline lands'. It is clear that this area is very fragile given the migration patterns; resting areas for migratory birds; the endangered species 'special concern' snapping turtles that live and breed here and the extensive catalogued list of wildlife in this community including birds; amphibians and animals. Frances Avenue and Church Street are well-known birder viewing areas that draw many people. Once you limit or destroy their feeding and nesting grounds, developers and council may very well be those responsible for their possible demise. How does all of this massive development throughout this area fit into written comments - 'Protect an Environmentally Significant Area and shoreline lands'

In the past two weeks our local MP Bob Bratina has sent out mailers to the community with headings and sub-titles stating:

BUDGET 2019: INVESTING IN THE ENVIRONMENT

Climate change is one of the most pressing issues of our time.

FIGHTING CLIMATE CHANGE IN HAMILTON-EAST-STONEY CREEK

Given what local government is saying and supposedly planning to do, I would say that, by dumping another 3000-5000 +/- vehicles in a small, vulnerable lakeside community that is dealing with flooding issues, minimal roads, endangered species and migratory flight paths to say the least, this onslaught

of vehicles and extensive builds will cause a massive and dangerous carbon footprint with the likelihood of no remediation for the devastation of land, water, air and citizens.

This will be a 'no-turning-back' crisis for all of Stoney Creek if these developments are allowed to proceed as requested. We continue to implore this council to put this unprecedented proposal on pause; be undelegated from the building staff back to the building committee *and* full council for more extensive review. We ask that more unbiased studies of the extreme impact that this over-sized build and all other builds in this area will cause. And finally, we ask you to listen to and reconsider very carefully and seriously, the comments from the professionals of the Design Review Panel *and* to the residents that live here and understand every aspect of this waterfront community.

Thank you,
Sherry Hayes,
Shoreliner Resident