

Dear Mr. Barnett,

**RE: Files UHOPA-17-020 and ZAC-17-049**

I would like to voice my concern regarding a future development at 928 Queenston Road. My home is currently located beside the planned development. My name is Grant Walker and my wife and I have lived at 130 Lake Avenue Drive for 50 years. We raised 4 boys here and still lived beside many of the same neighbours since we moved in. It is a quiet street with many home owners who take pride in their property and the city in which they live.

My concerns are the following:

***1) Health Concerns***

The residents in the neighbourhood are of an aging population. Many in poor health. The dust and debris that will come as a result not only of construction but demolition, will be coming through our windows and doors and coating our property and house. There's also the possibility of asbestos exposure from the demolition of the old building. Once construction is complete, there's no doubt the lot will be sufficiently lit with new LED lights projecting onto the building itself and the surrounding lot. This light will then be projected into our windows at night, leading to residents closing their windows and drapes to ensure a proper sleep.

***2) Increased Traffic***

The plans for the condo include an underground parking facility that plans to hold 143 vehicles in underground parking and another 35 above ground. This means close to 200 vehicles will be coming and going each and every day from only 2 entrances, one them being a residential street with a speed limit of 40km. Not to mention that just adjacent to the property is a strip mall with another entrance that has customers pulling in and out daily. This number does not take into account all the commercial vehicles such as delivery trucks (due to the commercial units on the first floor), moving trucks and waste management vehicles that will be constantly pulling in and out of the lot.

An increase in traffic also poses a risk for young children. Lake Avenue Drive has many schools and parks within the immediate area, people use the road for their bikes, and many people will walk on the road itself due to a lack of sidewalk on the west side of the street. Finally this increase in traffic will not just result in congestion and safety concerns but also increased noise and pollution from vehicles.

***3) Loss of Privacy***

Most other condo developments in this area are 6-8 stories in height. This condo is planned to be 12 stories. All homes in this area will lose all the privacy they once enjoyed. Condo owners will be looking down into our yards watching us celebrate parties with a barbeque, entertain guests or trying to enjoy a quiet afternoon with a book.

#### ***4) Loss of Property Value***

The value for our home would diminish as a result of this development. For all the reasons I have previously laid out. Nobody who buys a home on Lake Avenue Drive wants to deal with any of the above. They want a quiet private place to raise a family and enjoy resting after a hard day of work.

I would also like to bring to your attention the misleading flyer that the architectural firm/property owner delivered to neighboring residents regarding the information open house that took place at the Royal Canadian Legion on Wednesday, March 1st 2017. There was maybe a total of 10 residents that showed up to voice their concerns. After speaking with many residents in the area, many believed the proposed development was happening blocks away at a previously much publicized development project adjacent to Battlefield Square Plaza. This was due to a poorly drawn line, dark in colour on an already dark city map. Although I am sure this was just a coincidence.... I hope.

We ask that you please reconsider this development. It would not be in the best interest of those who live in the surrounding area. Nor would it suit the old town feel of Old Stoney Creek, which resides just down the street. I implore you to speak with other residents in the surrounding area to get a more comprehensive picture of what the concerns around this development are.

If you would like to discuss the matter further, please feel free to contact me at (905) 664-5207.

Sincerely,

Grant and Jan Walker and family

**Lucas, Adam**

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**From:**  
**Sent:** September-20-17 1:05 PM  
**To:** Barnett, Daniel  
**Subject:** Zoning bylaw change for 928 Queenston Road. UHOPA-17-020 and ZAC-17-049

Dear Sir

I would like to object to this bylaw change but could not come in person as we are leaving for California for three weeks. My husband and I own the duplex on 106 And 108 Mountain Ave North. I don't know whether it's Stoney Creeks councillors or land owners greed that is driving this push to put up 12 or 19 storey apartment buildings on Queenston Road. We really feel that the lovely town of Stoney Creek is now going to become a very busy congested mess of a town. The Lake Ave. corner and Queenston Rd. Are always clogged now and with that size of an apartment going up there on such a busy area it is going to be a mess. Why do we need 12 storey buildings in the heart of Stoney Creek. Take a look at the ones that are near Irene Ave. and Queenston road and what eyesores they can become and they are all under 10 Storeys. Out further down Queenston Rd. Toward Winona there is a lot of property for buildings of this size.

By allowing an apartment complex of this size you are opening up the door to large buildings going in all over this area. We have lived in Stoney Creek for 55 years and it has always been a beautiful community. We sure do not need these monster apartment complexes. This complex wants to exit onto Lake Ave. which is 1/2 block from a light with no exit that I can see on Queenston road or Mountain Ave. Our property will have no privacy, but will have lots of traffic, noise etc. this is really lowering the value of our property as well as others around us. Most directly affected is 130 Lake Ave as well as 106 and 108 Mountain Ave North. Maybe Stoney Creek wants to be known for its apartment alley on Queenston Rd. Over the 55 years we have put up with hotels and businesses behind us which was to be expected. A 12 storey apartment building was NOT expected and NOT wanted.

I would like to warn all Stoney Creek residents to beware of what is behind you because if this bylaw is changed these businesses will be selling to developers and the next monstrosity of a building may be coming to your backyard. Very disappointed in Stoney Creek if they allow this and any councillor who wants it will not be getting our votes.

If I have mistakenly sent this objection to the wrong place will you please forward it to the right party. Thank you.

Please remove any personal information (address,e-mail, phone etc.) before making this available to the general public.  
Sent from my iPad

**Lucas, Adam**

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**From:**  
**Sent:** September-20-17 8:18 PM  
**To:** Barnett, Daniel  
**Subject:** Files: UHOPA-17-020 & ZAC-17-049

**Files: UHOPA-17-020 & ZAC-17-049**

We are responding with respect to the notification we received concerning the Notice of Complete Applications and Preliminary Circulation for Applications by Marfad Holdings Inc. C/o Mario Marazzo for Official Plan Amendment and Zoning By-law Amendment for Lands Located at 928 Queenston Road, Stoney Creek (Ward 9).

**First, we would like to request that the City of Hamilton remove all our personal information from the City's website.**

We have reviewed the information provided by the City of Hamilton dated September 1, 2017 and we oppose the granting of these amendments.

We were advised that the plan for this property was a 12 story, 142 unit apartment building and we feel that this type of a building is not appropriate for this area. Our concerns are as follows:

- loss of our backyard privacy
- the increase in traffic on both Lake Ave and Queenston Rd as a result of this type of building
- the increase in parking along our street, Mountain Ave N. by residents and their visitors
- increase in difficulty in getting onto Lake Ave from Mountain Ave N due to an entrance/exit identified as being very close to our street
- the effect of decreasing greenspace/land to absorb water during rain storms, especially since the Queenston Rd/Lake Ave/Mountain Ave N area has flooded in the past with heavy rains
- the increase in the number of people using an aging sewer system and the effect this will have on neighbouring areas - for example the building currently houses a car repair business and the plan is for a 12 story 142 unit apartment building so you are going from about 20 people using the sewer system Monday to Saturday for approximately 8 hours a day to approximately 282 people (142 units @ 2 people per unit) using the sewer system 24 hours a day 7 days a week.
- increase in noise
- potential increase in vandalism
- the fact that there is also an application for an apartment building at the corner of Riverdale & Queenston Rd - a few blocks from this proposed site.

We would appreciate being notified of any further public meetings with respect to this application.