

SEP 14 2018

**Comments for Proposed Development 261 King Street East, Stoney Creek**

Although intensification is being mandated by the province, it needs to be properly planned and implemented in order for it to be successful. Other cities are implementing this concept however this type of growth is taking place at the edge of urban centres. The proposed development of a 4 storey, 45 unit condominium, **does not fit** in this neighbourhood. The area is made up of single family homes. There are other areas within the City of Hamilton that could support this concept, such as areas along Highway #8, Barton Street and in the downtown area.



There are no positives to having this development in our neighbourhood, the only people that will benefit from this, is the City (more tax money) and the developer. There is no benefit to the residents of this neighbourhood.

This type of development will have a negative impact on our neighbourhood:

\*No privacy – We go to our backyard to enjoy the view of the escarpment and to relax after a hard day's work. Looking at a four storey condo unit from my backyard is not appealing.

\*Increased traffic – King Street is already a busy street, how is it going to handle 96 additional cars coming out of this development? (on average each household has 2 cars x 48 units) A resident has

already had two of his vehicles totalled due to the traffic along King Street. Safety is an issue for all residents of this area. There are three schools within walking distance of this development. This proposed development is along a curve on the street. Going in and out of the development will be a challenge. There will be an increase in the number of accidents if this development is approved. Safety must be a priority!



\*Parking is an issue – where are the residents and their visitors going to park? The development has only 51 parking spaces.

\*Increased pollution – additional cars, garbage.

\*Does the infrastructure support this development? Years ago, a development of townhomes was proposed however it was never developed because the sewer system could not support it. Will the sewer system be able to support a 45 unit condo? Who will pay for the damage to my property if the sewers back up? The City will be held accountable since they approved the development.

\*Preservation of the trees – the trees around the property have been there for decades, it is a home for many animals such as blue jays, cardinals, turkey vultures, hawks, and many others. Several years ago, monarch butterflies settled in those trees when they were migrating south. Once digging begins, the

trees will most likely die and the inhabitants of the trees will be displaced.



Years ago, there was a proposed development of townhouses, this type of development would fit in the neighbourhood. It is the responsibility of the City and Planners to approve developments that fit in the area, a four storey, 45 condominium unit does not. This development can be constructed elsewhere and not among single family homes. Members of Council need to listen to the opinions of the residents, who have lived in the area for decades and not a developer whose main objective is financial gain. It is your responsibility to approve developments that work for the residents of the area and to set a precedent that developers can't just go into a residential area and change the landscape of the area.



Sincerely,

A handwritten signature in blue ink, appearing to read "Peter and Theresa Farbotko". The signature is written in a cursive style.

Peter and Theresa Farbotko

28 Maple Street