

**From:** Garry <[REDACTED]>  
**Sent:** February 28, 2020 12:46 PM  
**To:** Vrooman, Tim <Tim.Vrooman@hamilton.ca>  
**Subject:** ZAC-20-010

Mr Vrooman my name is Gary Connell I live at 15 Ellington ave right behind the proposed condo building . I fail to see why this application is even being considered as his original application for a nine story building was turned down and reduced to a six story building. The same reasons for this still exist, there has been no. changes as far as I know. Now he's asking for an eleven story building hoping I presume to get his original nine story at least. Seems to me like a waste of taxpayers money.

Gary Connell

**From:** [REDACTED] <[REDACTED]>  
**Sent:** March 4, 2020 2:17 PM  
**To:** Vrooman, Tim <Tim.Vrooman@hamilton.ca>  
**Subject:** Planning Committee Meeting - ZAC-20-010

I live next door to the planned site in question. I am extremely confused to why we are even at this point and question why there is a meeting at all. As one of many neighbours of this site, we went through all this bureaucracy red tape over 2 years ago and I was under the belief that everything was put to bed then. The Builder/Developer accepted the City's terms, set up a Sales Centre and starting selling Units. Now over 2 years later we seem to be trying to reinvent the wheel by giving this Developer a second chance to change the rules. I am too far removed to know whether greed or poor decision making on the Developer's part is to to blame, but as a citizen who is affected by all of this I think those who live near this site have had enough. Whether the Developer has the right to appeal is not the question for me. The question for me is whether my City Councillor who I voted for and the City Planning representatives who work for me are going to allow this suspect Developer to get anything he is trying to achieve through the back door of policy. Bad planning, forecasting and decision making on this Developer's part should be rewarded with absolutely nothing – no increase in floors what so ever. Let his architects go back to the drawing board and come up with a 6 Floor Model that works or sell the opportunity to another Developer who would make it work.

Thanking you,

Ray Magill, Unit 303, 319 Highway #8 Stoney Creek.

RECEIVED  
MAR - 4 2020

Brenda Costello  
Treviso Condominium  
409-319 Highway 8  
Stoney Creek, ON, L8G 0B1

February, 27, 2020

City of Hamilton  
Planning and Economic Development Department  
Development Planning, Heritage and Design - Suburban Team  
71 Main Street West, 5th Floor  
Hamilton, ON, L8P 4Y5

Dear Mr. Tim Vrooman:

Re: Proposed Zoning By-law Amendment (File No ZAC-20-010)

As stated in your letter to residents in the area of the proposed zoning by-law amendment for lands located at 325 Highway 8, Stoney Creek, dated February 21, 2020, the following comments are provided.

Let me begin my comments by introducing myself. My name is Brenda Costello and I live in the Treviso Condominium at 319 Highway 8. I was an officer in the Canadian Armed Forces for 25 years and upon retirement returned to Stoney Creek to care for my elderly parents, both of whom have recently passed away. They too lived in this condominium. Most of the residents in the Treviso are retired, senior citizens, many for whom English is not their first language. These seniors have worked hard their entire life to afford a comfortable retirement in a close-knit community. I, and the occupants of the Treviso, especially those who cannot effectively convey their concerns in English, are vehemently opposed to any such change in a zoning by-law that would allow for the building of a high-rise condominium.

At the time of purchase in 2015, I was informed that the only future construction next door would be a small medical building. Since that time I, and the residents in the area, have experienced a zoning by-law amendment to a mid-rise condominium of six floors and a now to another proposed amendment to a high-rise. This is totally unacceptable.

My particular unit faces east and the building of an eleven floor complex would directly impact my quality of life. My unit would be totally blocked from any morning sunlight and I would be constantly in the dark forcing me to have the lights on all day thus increasing the cost of my hydro. I would not have any sort of view aside from the wall of a building. You can appreciate that this would be a very depressing way to live. It would also impact on the resale value of my home.

The increased traffic and resultant noise and pollution due to the increased density of residents living in such a building would be detrimental to the health and well-being of area residents. It is difficult now trying to make a left turn from the Treviso parking lots due to the amount of traffic on Highway 8. Add another 150 vehicles to the mix and it would next to impossible to safely making any such turn.

This particular property at 325 Highway 8 has been "in development" for a long period of time, which makes me question the financial viability of constructing such a large building on such a small footprint. I hope I am wrong in assuming that the City of Hamilton is motivated only by increasing revenue from the property taxes generated from this potential site.

Thank you in advance for taking my comments and concerns into consideration. Please do not hesitate to contact me if you wish to discuss the contents of this letter further.

Yours truly,

A handwritten signature in cursive script that reads "Brenda Costello".

Brenda Costello  
905-572-52

Tim Vrooman, Planning and Economic Development Department,  
Yvette Rybensky, Senior Project Manager, Senior Project Manager  
City of Hamilton,  
71 Main St. W. 5<sup>th</sup> Floor  
Hamilton, ON, L8P 4Y5

Dear Mr Vrooman and Ms Yvette Rybensky

I have received a letter from you concerning the application of JLM Developments for amendments to the Planning and Zoning of the property at 325 Highway 8, Stoney Creek, Ontario. There are many, many reasons that you will be hearing, from others, concerning the many and varied reasons why these applications must be denied. Therefore, I have limited myself to only one aspect – the consequences of the massively increased volume of traffic.

To begin with, this proposed 11 story building has 148 Units and 123 parking places. This leaves 25 Units that have no on-site parking and that is assuming that each unit has only one vehicle. Therefore, a minimum of 25 to a maximum of 173 vehicles that will have to park on street.

The sheer volume of traffic will be an accident waiting to happen. If approved, The King's Park Condos, will be located immediately beside 319 Highway 8, a seven story Condo building, the majority of whom are seniors; across from the Clarion Nursing Home/Lakeview Retirement Centre on Eglinton St. and St Francis Xavier Church and School on Highway 8 making this a completely inappropriate and perilous location for an 11 story, 148 Unit Condo building.

Twenty four hours a day, seven days a week there are fire engines, ambulances and police cars speeding past this corner, on their way to an emergency to which they have been called. With the increased volume of traffic, I do not believe there will room for vehicles to pull to the side to let them pass. Another dangerous situation.

The applications for Amendments to the Planning Board or Zoning Board for this property must be denied. Stoney Creek cannot accommodate a building of this size on its tiny parcel of land.

Thanks for including my opinion when you are ready to consider these applications.

Gail D'Aoust  
702 319 Highway 8  
Stoney Creek, ON  
L8G 0B1

**From:** [REDACTED] <[REDACTED]>  
**Sent:** March 4, 2020 9:59 PM  
**To:** Vrooman, Tim <Tim.Vrooman@hamilton.ca>  
**Subject:** ZAC-20-010

REGARDING THE APPLICATION TO FOR AN URAN HAMILTON OFFICIAL PLAN AMENDMENT AND A ZONING BY-LAW AMENDMENT FOR LANDS LOCATED AT 325 HWY #8, STONEY CREEK

ALSO NOTE - do not publish our personal information.

The City seems to only think about the amount of revenue generated by taxes and does not support those residents who have chosen to live in Stoney Creek for years because of it's appealing lifestyle as a smaller community geared to quieter and less dense population and congestion.

We are not people who are adverse to what some might call progress, however approving an 11 storey 148 unit multiple dwelling on that site and giving developers the go ahead to build anything height and size with a maximum residential density of 551 unit per hectare is totally unacceptable and irresponsible on the part of this city council.

We did not move into this area to have the Town's elected officials to make such changes. Based on the sketches provided the privacy of our home is in question and jeopardy since some of these units face and will tower over and look down onto our property. This is an invasion of privacy and to us totally unacceptable.

It appears the proposed design at 325 Hwy #8 needs the height so marketing for the units can promote a "lake water view" at the expense of us.

We understand the developer for this project is the same who has put up high rises and continues in the Grimsby area beside the QEW. It is known amongst many residents as the "Rubic's Cube Design" buildings, slow in work and ugly in design.

This rezoning will create a very dense population with impact on noise and traffic and parking. No amount of under ground parking and visitor parking will alleviate parking on residential streets nearby. We already have a "silent noise" vacuum around us and this huge massive building will bring more.

Why do we have to accept these conditions as long time residents so developers can move in and take over to benefit their agenda in profits. AND the CITY - why is the almighty dollar the bottom line??? Again at our expense - the long time residents of this area?

Our note here and those of others will fall on "deaf-ears" as the almighty dollar is the bottom line in all of the city's decisions. This was the same situation as the building next door - 403 Hwy #8 as all comments from residents went unheard, fallen on deaf ears and thrown under the table. Plans were heard and already approved was the apparent comment. Again - the ALMIGHTY DOLLAR in tax revenue , for the City!!!! AGAIN - at the expense of EXISTING LONG TIME RESIDENTS!!!

This rezoning and any huge massive building to be possibly built on this corner is abhorrent !!! We disapprove totally.

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 - remove personal information

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NOTE - we do not wish our personal information available or printed.

Brian Tombolini 408-319 Highway 8 Stoney creek ON L8E 2R4 905 930 7786

March 3, 2020

Dear Mr Vrooman

I would like to express my opposition of granting a further variance to the contactor that would allow them to add four additional floors to their proposed condo development for Lands located at 325 Hwy 8 , Stoney Creek ( Ward 10 ).

When I purchased my condo unit we were told that the property next door was only zoned for a three story building. Since that time the owner has been granted a variance to build a six story unit. I do not believe a further variance is warranted.

One of my biggest concerns is the proposed height of the building itself. An 11-storey building would loom over the tree line, creating issues of shadowing on the adjacent properties, and interference with privacy and therefore enjoyment of the resident's private yards and terraces. Another major concern is the noise population issue that will accompany a building of that size.

Residents are questioning the additional traffic as well as parking in the area. Also the initial proposal had no external outdoor parking; I see the new proposal includes 22 outdoor parking spaces which will add to the noise and traffic on Elginton Ave

A unit of that size will also devalue the real estate of the entire neighborhood because of the additional noise, traffic and the general scope of the building size.

Regards

Brian Tombolini

**From:** Val De Laporte <[REDACTED]>

**Sent:** March 5, 2020 10:57 AM

**To:** Vrooman, Tim <Tim.Vrooman@hamilton.ca>

**Subject:** Application by LJM Developments for Official Plan Amendments and Zoning By-Law Amendments at 325 Highway 8, Stoney Creek

Tim,

I am writing regarding my concerns for this application. I live in the Treviso condo at 319 Highway 8 which is next door to this property. I have been involved in the meetings with LJM since the beginning. I was prepared to accept the 6 storey condo that was approved for this site. Even at the 6 storeys I had major concerns with the building size on that small property. The shadowing studies, traffic flow, green space allowance etc must have been borderline at best. A building of 11 storeys and 148 units could not possibly meet the requirements for any of these studies. There is an old age home on Ellington across from where the entrance would be for this building and the traffic flow would be a major concern. We already have concerns with traffic for our building with the church and school across Highway 8. This building added to the corner would make traffic congestion a major problem. There are many more concerns that I don't intend to address in this note but I want to be on record as apposing this application. I will attend all meetings associated with this property. The entire neighborhood is concerned about this application. Thank-you Val De Laporte 701-319 Hwy 8, Stoney Creek

**From:** K De Laporte <[REDACTED]>  
**Sent:** March 5, 2020 10:38 PM  
**To:** Vrooman, Tim <Tim.Vrooman@hamilton.ca>  
**Cc:** Pearson, Maria <Maria.Pearson@hamilton.ca>  
**Subject:** Re: ZAC-20-010 Official Plan and Zoning By-law Amendments 325 Highway 8

Mr. T. Vrooman  
City of Hamilton  
Planning and Economic Development Department

Please consider the following reasons why the rezoning amendments of 325 Highway 8 and the proposed development as requested should not be allowed:

The increase in auto and population densities will be too high for a corner lot. The corner will appear building-heavy because there will not be the vast expanse of green space seen with other condo/apartment buildings in Stoney Creek.

The proposed building will not compliment, but disrupt the existing environment. The tiered effect means that the lower floors will have more than 13 units per floor. Presumably those units will be smaller with 1 bedroom and maybe a den that young people can afford. The younger generation does not fit this environment. They will end up spending \$ on cabs (hopefully) after enjoying downtown Hamilton's night life. Nearby is a retirement residence, Treviso condominium with an average age group of 70, a cenotaph, a church and a school. Overall, a very quiet, peaceful area of Stoney Creek.

There is the worry that digging deep to accommodate a two level parking garage could structurally compromise the Treviso building. Hearing that the answer to any damage done to surrounding buildings is "they have insurance" was a shock. Lets be proactive and not put Treviso and other properties in jeopardy at all.

The City of Hamilton approved the current Treviso building and its surrounding green space. We, the residents of Treviso, are living the proof that this 7 storey, liveable space building, is too big for the area of land its built on. As a result, there are a number of issues that make living in this externally beautiful building a nightmare.

The L-shaped driveway to the back of the building is not spacious enough for large fire, garbage or moving trucks to drive in and turn around. Hence, fire trucks park on Highway 8, and garbage and moving trucks back in and out onto Highway 8. That is disruptive and dangerous for traffic on Highway 8 and after 4 years, our garbage issue remains unsolved.

Handicapped persons have to access the building by going onto the sidewalk to get to the front doors. There is no ramp for access at the back.

The entrance to the moving room and the garbage bins are on the fire route. So far, we have been lucky that we have not had an emergency in the back while the above activities are happening.

Most of the parking spaces in the underground parking are a tight squeeze and there are not enough to accommodate all the families who need two parking spaces. If you live in a condo/apartment, do not have a party. There are not enough visitors parking on any given day. That will certainly be a major issue with the proposed 11 storey building of 148 units and only 123 parking spaces. Plus, only 22 visitors parking? Treviso has 16 visitors spaces for 54 units.

Many times we have seen and experienced traffic conflicts at the entrances to the church and Treviso when vehicles need to turn at the same time. Since the church is so busy and we have in excess of 54 vehicles in motion several times every day, the uncertainty of where to be to avoid a collision is a challenge. With increased traffic, the issue will be magnified. To avoid the above issues, traffic will cut through the subdivision to get home faster. We certainly will.

We do not understand how this approved/inspected Treviso building and its surrounding green space got passed by inspectors.

We trust that, you, our elected officials and planning staff, after completing your own studies, will see how inappropriate the proposed 11 storey, 148 units building is for the lot size and location.

Thanks, yours sincerely,

Kathy De Laporte

701-319 Highway 8, Stoney Creek, On. L8G 0B1

March 6, 2020

Mr. Tim Vrooman, City of HAMILTON  
Planning and Economic Development Department

Re: Your File No. UHOPA-20-005 and File No. ZAC-20-010  
Applications by LJM Developments for Amendments to the Urban Official Plan and Zoning By-Law

Dear Mr. Vrooman,

I am writing to you on behalf of my husband and myself to express our extremely strong disapproval of the above noted requests by LJM Developments for property at 325 Highway 8, Stoney Creek, Ontario.

We have been here before expressing our disapproval for zoning by-law changes requested by LJM Developments for this same property approximately three years ago.

We all agreed to the six storey building that was finalized but not without reservations. We still felt and feel that even six storey was much too large for this relatively small parcel of land. We didn't like it but we were also realistic that sometimes status quo can not stand still and change is inevitable.

Frankly, for LJM Developments to come back to us with this proposed supersized structure is insulting!

At that time we had the same concerns as we have today, only now, they are exponentially greater given the significant increase in physical size (approximately 84% increase) and number of units (approximately 54% increase) he is now requesting! In addition, his current proposed plans also blatantly states there will be 148 units but only 123 underground parking spaces in a two level underground parkade for the units and 22 surface visitor parking spaces. That means 25 units will have no parking spaces allocated.

Therefore, the following concerns that we voiced three years ago are now even more concerning.

1. Increased traffic at an already high traffic corner where two main arteries, King Street and Highway 8, meet. This, of course, also increases danger to pedestrians, both young, children going to school across the street to the south, and old, retirement residences to the east, the majority of residents of Treviso to the west and a significant number of neighbouring homes to the north.

2. Increased population, especially at the proposed density level, will bring a significant increased level of noise which will be in complete contrast to the relatively tranquil landscape (a parkette, a cenotaph and a church) enjoyed by the long time residents of the surrounding areas.
3. Decreased or total elimination of daylight/sunlight for us at Treviso and all the immediate homes to the north of us because of this proposed oversized building.
4. Decreased privacy for us at Treviso and all neighbouring homes.
5. Inadequate green space, if any, given the disproportion of the extra large structure and the relatively small parcel of land.
6. Serious concerns for everyday operations logistics such as garbage removal, snow removal, large truck deliveries, emergency vehicle access for both the proposed building as well as surrounding establishments, namely, the Retirement/Nursing Home directly across the street to the east. As per the drawings that show the proposed building driveway directly across from the existing driveway for the Retirement/Nursing Home.
7. A very realistic fear that our property value will suffer a significant loss given the effect this disproportioned proposed structure will have on our streetscape.

Lastly, this proposed massive building will not compliment, in any way, the landscape nor the streetscape nor the serenity of the immediate area. And, sadly, it will rob the cenotaph directly across the street of its beautiful, very significant location, at a crossroads, that commemorates and honours our soldiers.

Sincerely,

Ugo and Rita D'Angelo  
703-319 Highway 8  
Stoney Creek, Ontario

February 28, 2020

Mr. Tim Vrooman, City of Hamilton  
Planning and Economic Development Department

Re: ZAC-20-010

Dear Mr. Vrooman,

We are writing to ask that the city not approve the zoning change requested by LJM developments which would enable them to built an 11 storey building on the lot located at 325 Highway 8, Stoney Creek.

About two and a half years ago, the same builder asked the city for permission to build a 12 story building on the same lot that was originally occupied by a single family home. Such a large structure would have taken up every inch of space of the small lot totally overpowering our building, as well as the family homes on Ellington Avenue close to it.

Many of us in the community objected to this, and gave the following reasons:

- The elimination of all green space between the townhouses, the Treviso building and the proposed new structure.
- Increased traffic at the intersection of Hwy 8 and Ellington Ave., as well as along Ellington, Hwy 8 and King St.
- Increased risk to students of the local school, and to the many seniors in this neighbourhood due to increased traffic.
- Inadequate logistic for everyday operations, such as garbage, snow removal, and for the delivery of goods to the nursing home on Ellington Ave. These deliveries are done by large trucks.
- Severely inadequate parking (the builder plans to have 148 units, but only 123 parking spaces), forcing street parking in local neighbourhoods. However, there is very little street parking in this area.
- Significant increase in noise level, and significant decrease in tranquility for the whole neighbourhood.
- Significant decrease of natural light, privacy and views for all residents living East, West, and North of the new structure, and especially so for the residents of our building, on the side directly behind the structure.

Those of us who attended the public meeting, heard all these objection minimized away by both the city representatives and the builder. They cited a variety of studies which were very hard to believe, and which were meant to convince us that we would not be impacted by the placement of an oversized building in what is comparable to an handkerchief, in an area almost entirely inhabited by seniors. In the end the builder agreed to limit the dwelling to 6 storeys.

Some of us have followed the progress of the sale of the units at 325 Hwy 8. The sales have been poor, at best. We were surprised and very puzzled to hear that the developer, once again, wants to build a bigger building.

- 2 -

Though many of us felt that even a 6 storey unit was still too big for the lot, we resigned ourselves to this because we knew that something would eventually be built there, because such a project would, hopefully, not take more than a year to complete, and because it would have less of an impact on the neighbourhood. However, when the project was announced, we had a significant turnover in our building. Those of us who remain will surely see our properties devalued and will likely have a lot of difficulty selling once the building of such an oversized structure is announced. And then there are those, such as the residents of the nursing home, who won't even have the choice to move.

All the objections mentioned in the past still apply today, however, we want to address an important issue that was not stressed enough last time.

The intended building will fall right in between a retirement/nursing home on one side, and the Treviso condo whose occupants are mostly seniors, many of us in our seventies and eighties.

We all worked all our lives to be able to have a peaceful retirement. We were good citizens who paid our taxes, federal, provincial and city, and who continue to do so.

We chose a small place like Stoney Creek that was away from the noise and heavy traffic of large cities. We thought we would not have to take our lives into our hands crossing the street, nor getting in and out of our parking lots fighting heavy traffics now that we are not as mobile and as sharp as we used to be.

We also thought we would not have to listen to heavy construction work day in day out, every hour of the day for the two to three years that it will take to build a large structure. Many of us have limited mobility, and seldom leave our homes, others can't leave at all. Many of us are in poor health, and one of our few enjoyments in life is sitting on our balconies, and in the outdoor common areas when weather permits, something that will be taken away from us. Some of us are in such poor health that we likely won't even be alive when the building is finished. Those of us who are still able to enjoy life, will have to struggle getting in an out of our parking lots even more than we do now because of the increase of cars turning onto Hwy 8 from Ellington Ave.

There is plenty of land in Stoney Creek that could be used to build a large condo without disrupting the lives of so many people who are nearing the end of theirs. We ask that you show us some compassion, and that you place the needs of the current inhabitants of this area over the potential profits of a developer.

Sincerely,

The residents of 319 Hwy 8, Stoney Creek

Signatures attached

**Petition to the City of Hamilton on rezoning  
of 325 Hwy 8 Stoney Creek**

**Signature**

**Full address**

J. Mikic

E. Metic

A. D. Benjak

ANTON. Benjak

Algor Cuhig

Angela Giangregorio

Lidia Quercis

Matalina D'Angelo

DONATO M. Laminio

Mary Padrebarac

M. Oke

Angela Petella

Shirley Wöhle

Ilene Bennett

M. R. Williams

Denise Pepe

Ashley Zimmerman

V. J. Grant

Rita Thompson

Mary Ann Ottob

J. Cotton

Thomas Protopopou

M. J.

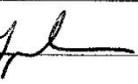
M. J. Angelo

R. DeCapote

**Petition to the City of Hamilton on rezoning  
of 325 Hwy 8 Stoney Creek**

**Signature**

**Full address**

  
\_\_\_\_\_  
\_\_\_\_\_  
Adriana Albanesi  
MILKA LUSIE  
\_\_\_\_\_  
Mary Gogovic  
Brenda Cusella  
Brenda Cusella  
Tudy Tombolini  
Bianca Tombolini  
\_\_\_\_\_  
Giulia De Fayio  
LEONARDO + MARY BUR  
Barbara Zimscak  
Nick Zimscak  
Therese P. 1130  
Megan Lynch   
RAY MAGILL  
Monol Motesov  
\_\_\_\_\_  
Kenny  
Kenny Lepp  
\_\_\_\_\_  
Baldin Lupp  
Gubica Lovkovic  
Schator Fidanza  
Livia Allecco  
Gail Stewart

**Petition to the City of Hamilton on rezoning  
of 325 Hwy 8 Stoney Creek**

**Signature**

**Full address**

*Neil + Marilyn Medina*  
*Ruthie Jean Brown*  
*S. V. Whitaker*  
*J. S. Whitaker*  
*Dara McAloney*  
*PEGGY McALONEN*  
*AIVRA SYVAL*  
*Brandon Trach*  
*Chase Martin*  
*Mitch Sokolowski*  
*J. KARAVSKI*  
*Jay Lee*  
*[Signature]*  
*[Signature]*  
*Al Weylow*  
*Margaret Cuthbert*  
*Marija Jureic*  
*[Signature]*  
*Jenise Cordeba*  
*Najlaa SULAIMAN*  
*M. Kable*  
*Al Bahra*

**From:** Kathy Susic <[REDACTED]>  
**Sent:** March 6, 2020 2:17 PM  
**To:** Vrooman, Tim <Tim.Vrooman@hamilton.ca>  
**Subject:** Building Concerns for property on Hwy #8, Stoney Creek ZAC-20-010

Hello, Mr Vrooman, I am emailing you on behalf of my mother, Ljubica Cackovic who is a resident at 319 Hwy #8. There was a meeting held On Wednesday at the condo with Maria Pearson regarding the development of the proposed condo building to the east of her residence. In speaking with my mother, she asked me to send this email on her behalf.

She wishes to express her concerns with the proposal of an 11 storey building next door to her condo. She is not opposed to the building of a condo just the height of it.

- The area is residential, other than her condo of 7 floors, all surrounding buildings are houses. The proposal of 11 floors seems out of place in the neighbourhood.
- Extra traffic congestion that an 11 floor building would create. There is a school across the street and a nursing home to the east. This would add a lot more cars and traffic on the road in an area that should exercise extra caution because of the children and elderly in the vicinity
- Is the property large enough for an 11 storey building? That is will there be enough outdoor/green space around the building or will it just be a structure on that lot, essentially an eyesore in the neighbourhood
- Noise level in the neighbourhood, in an already busy part of the city, especially with is being a main road for emergency vehicles, traffic noise will increase with the additional vehicles that may come with the many residents in the building

I hope my mother's concerns and those of the other residents in the neighbourhood are taken into consideration when the decision is being made on the height of the proposed property.

Thank you for your time.  
Kathy Susic

**From:** Mary Ann Cottone <[REDACTED]>  
**Sent:** March 7, 2020 9:19 AM  
**To:** Vrooman, Tim <Tim.Vrooman@hamilton.ca>  
**Subject:** LJM highway 8

I am writing to you today regarding the terrible news that a developer has the nerve to walk all over Stoney Creek residents with pure greed.

My name is MaryAnn Cottone and my mom lives in the Triviso condos. When I moved my parents here to Stoney creek from Fort Erie they came to this wonderful community thinking that next door would be a medical building that they could utilize, and then finding out that a builder wants to build a monster building next door.

This Stoney creek neighbourhood can not support s building if that size.

The model of that ugly building does not match anything on highway 8.

This developer needs to be stopped.

Bachelor condos are not what Stoney Creek needs or wants. Both my daughters are in the market for a home and think the building is a joke.

What this neighbourhood needs is condos that cater to families seniors and new home buyers.

The amount of units proposed is ridiculous with not enough parking for residents and any visitors. Graf would force tons of street parking in a neighbourhood that can not support it. Then the issue of traffic would be insane. I live around the corner in King St between green and grays and it is already a pain in the ass to get out of my driveway in the morning now. If you allow this you will Have a dangerous situation with pedestrians. We already do not have enough lights at night when leaving Triviso which I do daily. We had a resident killed on# 8. Still no one has addressed the lights issue for years and you want to add more issues.

I could go on for hours with the problems this will cause but I feel the City has let down the citizens of Stoney creek with all the problems the residents of Triviso have had and now to let this developer win is an outrage. Please do not let them do this.

Regards

Mary Ann Cottone  
Stoney creek resident

Sent from my iPhone

**From:** [REDACTED] <[REDACTED]>  
**Sent:** March 7, 2020 10:12 PM  
**To:** Vrooman, Tim <Tim.Vrooman@hamilton.ca>  
**Cc:** Pearson, Maria <Maria.Pearson@hamilton.ca>  
**Subject:** ZAC-20-010 Objection

re: ZAC-20-010, Zoning-By-Law Amendment for Lands Located at 325 Highway No. 8

Dear Mr. Vrooman,

The purpose of this email is to file my objection to the amendments related to ZAC-20-010 applications filed by LJM Developments.

My objection is due to the following concerns:

- **greater volume of traffic** will significantly decrease the safety of pedestrians especially the children (who must cross from the neighbouring communities to/from school), and the senior residents
- **negative impact to emergency services** (e.g. Fire Dept, Ambulance Service, Police) to respond to the needs of our community due to increase traffic at an already high traffic corner (Highway 8 / Ellington Ave)
- **decreased green space** will greatly increase the risk of flooding due to overload of sewer system
- **decrease of natural sunlight** because of the much larger shadow cast by proposed building
- **significant increase for parking requirements**

Years ago when 325 Highway 8 was re-zoned from a 3-story building to the current 6-storey building, my neighbours and I who reside in the condominium next door continued to be concerned because of the challenges we live with related to access to our building for garbage pickup, deliveries, resident pick-up and emergency services. We live with the hope that we will not require emergency services at the same time one of the other vehicles are at our building. This information is relevant to my objection, because even at the current 6-storey zoning for 325 Highway 8, the future residents will be faced with these same challenges but at a greater degree, because their building will have many more occupants on a smaller lot size than ours.

I strongly appeal to you and your office to decline these applications related to ZAC-20-010.

**Note:** I respectfully request that my personal information is kept Private and not accessible to the general public in any form.

Thank you for your time and consideration.

[REDACTED]

cc: Councillor Maria Pearson, Ward 10

**From:** Ashley Zimmerman <[REDACTED]>  
**Sent:** March 11, 2020 11:11 PM  
**To:** Vrooman, Tim <Tim.Vrooman@hamilton.ca>  
**Cc:** Pearson, Maria <Maria.Pearson@hamilton.ca>  
**Subject:** 325 hwy 8 development

Dear Mr. Vrooman,

I disagree with the proposed development at 325 Highway 8, Stoney Creek.

The proposal LJM Developments has put forth is very concerning to me and poses numerous detrimental effects to the area.

The 11 story building will be incongruous to the neighborhood. The density of the structure will occlude natural daylight.

The building's footprint utilizes too much of the plot leaving no space for greenery. If it were constructed downtown, for instance, it might be better suited. In these times of greater awareness of climate and environmental issues, allocating green space and porous surfaces should be considered more of a priority. Putting up a "green wall" on tons of concrete is not enough.

With the recent cancellation of the LRT the only viable solution for residents is to use personal vehicles. However, the allotment of parking spots does not meet the requirements of the building.

The uncharacteristically high density for the area places a burden on existing infrastructure. Can the aging infrastructure withstand the trend of high density growth?

Sincerely,  
Ashley Zimmerman, resident  
319 Highway 8  
Stoney Creek, ON  
L8G 0B1

RECEIVED

MAR 12 2020

Olga Culig  
410-319 Highway 8  
Stoney Creek, ON, L8G 0B1

March 9, 2020

City of Hamilton  
Planning and Economic Development Department  
Development Planning, Heritage and Design - Suburban Team  
71 Main Street West, 5th Floor  
Hamilton, ON, L8P 4Y5

Dear Mr. Tim Vrooman:

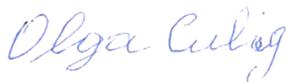
My name is Olga Culig and I live in the Treviso Condominium at 319 Highway 8 in unit 410. I used to live in a beautiful neighbourhood on Oakridge Drive in Stoney Creek but, unfortunately, as an elderly widow it was too difficult for me to continue living in my house for health reasons. I moved to the Treviso three years ago and have enjoyed my condo, the beautiful views being one reason. I have a south-east corner unit that allows me to enjoy plenty of natural light.

Now I understand that the developer is requesting a zoning change to the property next door at 325 Highway 8, in order to build an eleven-story building. I have many concerns about this since it will impact me directly. I will be living next door, to what amounts to a box, that will block out my light and will be very unsightly to look at. This building does not fit into the surrounding neighbourhood due to its size. I do not understand how the developer is going to make this proposed building fit onto such a small piece of land.

There are many senior citizens who live in the area, not only in my building but in the long-term care and retirement home at the corner. I use a walker to get about so I am also concerned for my health and safety due to the increase in traffic along with the noise and pollution that will result from a building this size. I read the development plan and there will not be enough parking spaces for all the occupants of this new building. Where are the people going to park? The corner of King Street, Highway 8 and Ellington is not the place for this type of development.

I want to enjoy my remaining years in the quiet and comfort of my home but now this will not happen if the city allows the proposed zoning change to occur. I please hope that the city will give careful consideration to my concerns.

Yours truly,



Olga Culig