

October 25, 2020

Legislative Coordinator,
Planning Committee,
City of Hamilton,
71 Main Street West, 1st Floor
Hamilton, Ontario
L8P 4Y5

Re: File No. UHOPA-20-007

I am writing to voice my objection to the proposed plan amendment to change the designation of the lands located at 19 Dawson Avenue in Stoney Creek from Institutional to Medium Density Residential 3 to permit the construction of five, three storey townhouse dwellings.

In mid-March, 2020, a letter was distributed to neighbourhood homes outlining a plan to build six, three storey townhouses on the property at 19 Dawson Avenue by DeFilippis Design on behalf of Marco Centofanti. I believe the plan has since been revised to five, three storey townhouse dwellings. Many of my remarks, comments and objections relate to that letter. Many details in that letter are either false or misleading as it relates to the neighbourhood. A copy of that letter can be supplied upon request.

The letter states that the townhouse complex is a “downgrade in use intensity.” I strongly disagree. During its previous use, the Masonic Hall was used only 2-3 times per week for only a few hours at a time. The traffic from the hall was definitely less than 5 households. Today, most households have 2 vehicles which equates to 10 vehicles every day. Most people use their garage as storage space and never park a vehicle in the garage. I suspect that one vehicle will be parked in the small driveway and the other will be on the street. As I write this letter on a Sunday afternoon, there are currently 9 vehicles parked on Dawson Avenue and 4 vehicles on Passmore Street from visitors and staff to Amica, the retirement residence across the street. It is clear to me that assuming adequate parking in the driveway of each townhouse is not viable. It is not uncommon to have visitors to Amica parked on Dawson Avenue and Passmore Street every day because there is not enough visitors parking at the residence. The letter also states that there would have been “additional noise, traffic safety concerns, etc” with the original use of the Masonic Hall. That is just wrong as five families (10 cars every day) using the streets would increase the noise and traffic considerably.

Elderly residences from Amica walk along Dawson Avenue daily instead of using busy and noisy King Street. Also, residents in wheel chairs are wheeled throughout the neighbourhood daily. Vehicles parked along Dawson are already making a narrow street even narrower and a potential safety hazard as there is no sidewalk and people must walk on the road. Visitors to the townhouse complex would have to park on the street also. It is improbable, or more likely impossible that visitors to the townhouses will park in the driveways. That just adds to the number of cars on the street. In the very near future, the renovations to Collegiate Avenue School will be complete. That will increase school bus, family vehicles and foot traffic in this area. We don't need more vehicles parked on the streets to add to the safety concerns.

The letter also states that the existing institutional use would “demand more from utilities (services).” As the hall was empty over 75% of the time, I don't believe that adding 5 units using utilities **daily** would be less stress on an already weakened utility system. From the day that Amica was built, the

neighbourhood has had water pressure issues that the city has refused to address. The water pressure is extremely low and well below city standards and tolerances. The water pressure in our house and many houses on the street is less than half of the City's recommended pressure. I don't believe that the contractor or the city would be willing to finance the cost of digging up Dawson Avenue all the way to King Street to tap into that water supply. I suspect that our neighbourhood water pressure will only get worse with 5 units using the water daily compared to the hall using it a few times a week for only a few hours at a time.

A colour rendering of the proposed building was included in the original letter which shows three storeys plus a peaked roof. The contractor details that the buildings will be kept to a maximum of 11 m. I cannot believe that three storeys plus a peaked roof will be 11 m or less.

It is stated that the Provincial Growth Plan is to intensify existing neighbourhoods with compatible (residential) uses. This neighbourhood is about 60-70 years old with single family homes. Nowhere within this neighbourhood is anything but single family homes with the exception of the long term care facility. Placing a multi-level, multi-unit townhouse in this neighbourhood does not compliment nor is it compatible with the existing homes.

In summary, I honestly believe that allowing this complex to proceed in this neighbourhood is a mistake. It is not compatible with the existing neighbourhood. It will add to the traffic congestion on local streets as they were not built or designed to have vehicles parked on both sides of these narrow streets. A tree canopy is better for the environment than a three storey building that blocks out the eastern and southern sun for neighbouring homes. I understand that many variances will need to be changed and approved before this project can proceed. That should not be considered until the existing neighbourhood is consulted on the impact of infrastructure and aesthetics of the project.

I have attached 2 pictures taken a short time ago of cars parked along Dawson Avenue and Passmore Street which is typical of daily parking along the streets.

I wish this to be added to the record for the File No. UHOPA-20-007 at the public meeting of the planning committee on November 3, 2020.

Please consider this an official request to be notified of the decision of the City on the proposed Zoning By-Law Amendment

If you have any questions or comments, please contact me at the information below.

Regards,
Miles Budnark
Stoney Creek, Ontario

