

**From:** Denis Hamelin

**Sent:** October 28, 2020 7:14 PM

**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca)

**Subject:** Fwd: 19 Dawson File no. UHOPA-20-007

*Legislative coordinator, Planning committee October 28, 2020  
City of Hamilton, 71 Main Street West, 1st floor  
Hamilton, Ontario, L8P 4Y5  
(File No. UHOPA-20-007)  
Re: 19 Dawson Avenue*

*Dear Council,*

*I am writing to express my strong opposition to the plan amendment from Institutional to Medium Density Residential for the property at 19 Dawson Avenue, Stoney Creek. While the local community may be unable to prevent development, that in itself would be detrimental to the area, nearly all residents in the neighbourhood are completely opposed to the addition of multi-family housing that will cause traffic and safety problems, and potentially lower the property values of the existing community.*

*Traffic and safety of pedestrians are major areas of concern. There are no sidewalks on the narrow streets, the increased traffic surge during morning rush would negatively impact safety for children, since students walk to school in the mornings. The seniors are also using the neighbourhood streets surrounding Amica as an alternative to the busier King Street or Grey Road. There also is the issue of cars parking on the street, especially during the winter months where it may impact proper snow clearing.*

*We are also concerned with how this would affect infrastructure particularly water pressure. Our water is already under pressure, adding 5 units would negatively alter these services.*

*Property values are likely to go down in the area if a multi-family townhouse unit is built. A Multi family dwelling is inconsistent with the neighbourhood homes in the area which are mainly single family bungalows. These three story units would tower over the adjacent properties, one of which is ours and therefore negatively affect our privacy. We are not saying there is no place for multi-family townhouse units but they should be built in new subdivisions where buyers are aware of what they are getting with no surprises. One of the reasons we bought in the area was because of the esthetic of single family homes in the neighbourhood, our expectation was that this enduring charm*

would remain. If this Zoning change is allowed to go ahead, what is to stop future builders from knocking down more bungalows and converting them to multi-family townhouses and condos?

I urge you to disapprove the proposed rezoning, and from recent meetings and discussions with my neighbours, I know my opinions are shared by many who may not be able to attend the Zoom meeting or send **letters and emails.**

Thank you for your continued service and support of our communities.

Denis and Kim Hamelin,  
Stoney Creek