

Wendy Passmore,
Stoney Creek

In regards to 19 Dawson Av, Stoney Creek, application to build a multi-unit, multi-storey dwelling.

Our neighbourhood is an established community of single storey, single family dwellings. We are a quiet family neighbourhood in OldeTown Stoney Creek. My grandparents' farm, Rosedale Farms, was a large part of this area since 1933.

This area is seeing a large increase in traffic flow and infractions, with the addition of Amica Senior Residence, and the abundance of traffic travelling on our streets to by pass traffic lights and traffic congestion. Multi-dwelling building will increase this danger. We are a community of parking in the residential driveways and garages. Families now have multiple vehicles per household. So it is imperative that sufficient parking on site is included for each residence, including guests.

The driveways would all exit onto Dawson Avenue, as it is a Dawson Avenue address. Parking in the driveways and carports allows for safe refuse removal each week and snow removal during the winter months.

Amica's townhouses were to be 2 storey buildings, but the addition of the high peaked roof, added to site line and sun/shade line reductions for residents in the area. A multi-unit, multi-storey dwelling request for 3 stories will deplete the site line and sun/shade lines for current residents, even more so when a peaked roof is added. The ceiling heights must have a maximum height allowance of 8', which would further prevent any multi-storey building from further impeding on the neighbourhood and neighbouring residence privacy. The building(s) must have flat roofs to reduce any additional height issues.

The lots in our established neighbourhood are large. If the request for a multi-unit multi-storey dwelling is allowed, this will open the avenue of other property owners in the area building similar structures. The infrastructure in our area is

older and at a peak of usage. Area residents had flooding and water pressure reduction after the construction of Amica. There has also been a noticed impact on power fluctuations. Environmental differences have also effected the area, changing wind currents.

I object to the application for a 5 unit, 3 storey dwelling to be constructed at 19 Dawson Ave, Stoney Creek.

This submission is open for additional comments and opinions.