

September 22, 2019

To the Attention of:

James Van Rooi - City Planner on File to Application for Plan and Development of 73-89 Stonechurch Rd. West & 1029 West 5<sup>th</sup> St. Hamilton Ontario ZAC -19-029 & OPA-19-08

John-Paul Danko Councillor Ward 8

I'm writing in opposition to the Proposed Development by Urban Solutions / Valeri Construction Ltd. at 73-89 Stonechurch Rd West & 1029 West 5<sup>th</sup> St Hamilton.

I attended the Neighborhood information Meeting September 19, 2019 to listen and view the Proposed Development. The Proposed Development is not an appropriate development for that site. It is an aggressive development plan, a massive Building, for this quiet and safe area, let alone all the traffic and emissions it will create to an area that is already in Gridlock.

There is nothing in the area of this nature. The area mainly consists of 2 Storey Townhomes, Single Family Homes and 3 Storey Walk Ups.

An Alzheimer's/ Dementia Care facility Ressay Gardens, which is very much supported, is a Neighbouring Site. Noise pollution will be intensified and consideration must be taken for the Care facility, along with the Residents who have lived in this quiet safe area for some 30 years. Air Pollution and Emissions would greatly intensify with that number of Vehicles added to an already congested traffic zone. Residents in this area are Commuters. Stonechurch Rd, West 5<sup>th</sup>, Upper James St, The Lincoln Alexander Parkway, Highway 403 access are so over loaded, without any sign in sight, of an expansion to handle the amount of traffic being added to the area. Gridlock is a daily occurrence on the major roadways.

Infrastructure, Safe Roads and Sidewalks are an added component. They are in need of long overdue upgrading.

A long-awaited William Connell Park has just opened on West 5th for Children, Young Families and Adult Recreation. A development of that size will no doubt impact the safety of that Park, as well as all the residents of the area. It is a very nice Park that adds tremendous value and quality of life for the folks in the are, reaching out to other parts of the Mountain and City for people to enjoy.

Buildings of this nature are meant for larger centres, Downtown cores or major roadways, Shopping Centres where High Density Buildings are in need with much larger access to Transit. This Building would fully support the proposed LRT and add value and much needed housing in the Downtown core. This type of Rental Building may be a good thing for the Downtown core that has easier access to Go Bus and Train Service leading out of the City.

I'm not opposed to an appropriate development of the site. Go back to the original plan of a 3 Storey Condominium Walk up or 2 Storey Owner occupied Townhomes. Nothing more is appropriate for that

site. In the past 10 years I have been inundated by real Estate Agents to sell my 2 Storey Townhome, because that is what is in demand for this area.

The Site has many mature Trees, please preserve as many as possible.

Respectfully,

Robyn White