

Urban Solutions / Valeri Construction Ltd.

Proposed Development Located at 73, 77, 83, and 89 Stone Church Road West and  
1029 West 5th Street, Hamilton (Ward 8)

UHOPA-19-008 and ZAC-19-029

Further to my original opposition to the proposed development, I continue to object to a development of this nature or any High Rise / High Density development on this site. My original concerns were pre COVID -19 Pandemic.

The proposed development is completely out of place in this quiet safe community. It is an overdeveloped proposal for this site. A building of this nature is more suited to a main corridor like Upper James St. or a Downtown location. The amount of traffic this would add to this small property and community, adjacent Park, Nursing Home and residents will no doubt add noise pollution, chaos, confusion and potential crime to this quiet, safe neighborhood.

The development of Ressam Gardens Nursing Home over the past year or so has given residents of the area a preview of what magnitude construction of this nature would mean to the residents of the area. Living directly across the street at 16 1030 West 5<sup>th</sup> I have experienced first hand what my original concerns would be.

- Dust /Air Pollution greatly intensified with the amount of dust created from Construction site, Trucks travelling on dust filled road (West 5<sup>th</sup> St) I have contacted Ward 8 Councillor Danko's office on several occasions regarding Dust control/ mitigation which also resulted in communication with City of Hamilton staff who came up to inspect the area and facilitate dust mitigation measures with site personnel. It has been an ongoing challenge to the area and properties nearby. It made outdoor living much less enjoyable with the thick dust in the air that settles on the outdoor living spaces that needs to be cleaned up daily, along with seeping into the inside of the home. Pandemic / post pandemic living means a lot more time spent outside enjoying our outdoor properties, the constant dust & noise made it a lot less enjoyable, needless to say challenging on the airwaves!

- Noise pollution has significantly increased from trucks rambling to and from the site, site construction, that goes on from 7AM to 5 PM 5 days a week, at different times construction will be carried out through the night up until midnight and on weekends, holidays. Blasting for the Strom water development adjacent to Ressam Gardens was very distrustful, it carried on for a month or more with 3 -4 major blasts a day that shook the guts of my home.

- Traffic congestion halted to a degree when we went into lockdown measures due to the pandemic with less cars on the road, but at times where Lockdown measures had lifted there is still a significant amount of traffic in the area at Stonechurch and West 5<sup>th</sup> especially exiting out of the complex at 1030 West 5<sup>th</sup> St., on any given day. Morning and afternoon drive times are particularly heavy with cars lined half way up to Rymal Rd. The additional traffic a 9-storey building would add would be devastating to the area that is already in gridlock, with increasing emissions.

- Traffic Light back up/ direction at West 5<sup>th</sup> and Stonechurch Rd W intersection has been an ongoing issue with residents voicing their concerns to City Hall.

- Speed is a big issue from upcoming traffic north of Stonechurch Rd on West 5<sup>th</sup> St. Some residents between 1030 West 5<sup>th</sup> And William Connell Park area have put up Safe neighborhood signs on their properties to help slow the speed, but it's not enough.

· There has been an increase in car accidents along West 5<sup>th</sup> in front of the construction site at Ressam Gardens and William Connell Park.

I have contacted and had phone conferences with Ward 8 Councillor Danko on all of the subjects noted.

Post Pandemic life is going to be different. Big city buildings, high rise condominiums, transit are all going to look different going forward. City's will have to reimagine themselves as to how they want to develop. Individuals and families are flocking from condo and apartment living to single family homes and townhomes that have more indoor/outdoor living space, that may also accommodate a home office. Work from Home will become more of the norm going forward. We are already seeing a significant increase in Toronto residents migrating to Hamilton to buy more affordable housing that has outdoor/ indoor living space and away from high rise/ Condo living.

There is plenty of land and old decrepit buildings, strip malls on Upper James St. that could be reimaged with a property of this nature that would be on a proper transit route. Apartment dwellers often rely on Transit.

I am opposed to anything more than a 2-storey townhome or 3 storey walk up development for this small lot and safe, quiet neighborhood.

Robyn White