

From: Anne Pollard

Sent: March 22, 2021 11:24 AM

To: clerk@hamilton.ca

Subject: comments regarding proposed development at 804-816 King St. West (March 23rd meeting)

Hello,

I am writing to restate the position I expressed at the 2019 community meeting with regards to the development of 804-816 King St. West for the purposes of student housing. I am in opposition to this development. I will list my objections as follows:

- The height of the building will overshadow current residential homes, especially those on Glen Road which it will abut.
- There is insufficient parking planned for residents of this building.
- Without sufficient space reserved for student cars, there will be a resultant overflow of parking onto already packed residential streets.
- There is a high potential for excessive noise from proposed balconies and roof-top social places.
- The likelihood of higher traffic volume along King St. West, Paradise Road, Longwood Road, Glen Road, and Dufferin Street could lead to a reduction in safety for pedestrians, particularly the children who attend Cootes Paradise Elementary and Dalewood Middle School and who walk back and forth to school, many of them twice a day.

Like many other attendees at the 2019 meeting, I was not completely opposed to development in

Westdale in general. Unfortunately, after having lived in this neighbourhood for almost thirty years, I do have first-hand experience some of the negative effects that living next to unsupervised student accommodation can bring: excess noise (often on a bi-weekly basis) and unkempt property (including the disposal of old furniture and beer bottles on front lawns). These issues, of course, lead to an increase in calls to bylaw officers and requests for police presence. At the 2019 meeting we suggested that condos or general use apartments would be more welcome, bringing in new residents to the area who would be invested in the long-term welfare of the community and who would also support local businesses. It seems this suggestion was not taken seriously and that the overall purpose here is to allow someone to make as much money as possible from the development of 804-816 King St. West.

With that in mind, here are my requests should this student-focused development take place:

- no open patios or outdoor common areas,
- increased parking for the building, at least one spot per unit
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- parking on the street only allowed to cars registered to addresses on those streets,
- further traffic calming measures such as speed bumps,
- an increase in the number of cross streets where crossing guards are in place, ie at the intersection of Paradise and Glen Roads.

Lastly, I would like to remind the planning committee that the family-friendly aspects of Westdale, including the schools which HWDSB has recently poured so much money into, and the walkability of the neighbourhood (which includes its attractiveness), are two of the main reasons why young families are drawn to purchase homes here. However, increased traffic, residents who do not care about the properties around them, a decrease in visibility due to too many parked cars, an inability to find parking, are all deterrents for long-term family investment here. If you doubt that there is any precedent to my concerns, please have a look at the Sterling Street corridor as it leads to McMaster. Families have moved off of Sterling. What used to be family homes have become almost student houses. The once beautiful area is now covered in litter. The houses on Sterling need paint jobs and repairs. Yards are not being kept up. Is this the future you see for my end of Westdale as well?

Thank-you for your attention,

Anne Pollard