

From: Ellis, Linda

Sent: March 19, 2021 1:48 PM

To: clerk@hamilton.ca

Cc: Wilson, Maureen <Maureen.Wilson@hamilton.ca>

Subject: 804-816 King St W at Paradise Road North UHOPA-19-004 ZAC-19-009

Dear Planning Committee:

RE: 804-816 King St. W and Paradise Road North – Files UHOPA-19-004

Let me begin by saying that I have no issue with building a student residence however my concern is with the size of this proposed residence:

- A 6-storey building in this location is a dramatic change in what is currently zoned for this area. A 6-storey building will overpower the area and will affect many family homes surrounding this development.
- It will cause shading for all the residents living on the south side of Glen Road and Paradise Road North, major parking issues, privacy issues for many homes and noise issues in a family neighbourhood due to the number of occupants.
- If the plan still includes an outdoor patio REMOVE IT as this will cause many noise issues. These are students, not senior citizens, remove the outdoor patio space.
- The height of this building will set precedence for future development in the Westdale community. Further developers will want to build 6-storey structures or greater and this will take away the charm of Westdale. I believe McMonster has already destroyed enough family homes so please leave our community/village at a height it is currently zoned for.
- Parking for permanent residents is already an issue and this will become more of a problem. As a taxpayer I already experience lack of parking for any visitors to my home. More 3 hour parking for the surrounding areas will be required. We already have students that park on my street, Dufferin, and then take the bus in. My street is filled with student parking as there is no time limit parking on my street. I have neighbours that can't park near their own houses due to students parking on Dufferin.
- Add a pedestrian crosswalk with lights at this corner as it's very dangerous to cross over King Street to get to Food Basics with the traffic driving quickly coming from the bridge.
- No construction on weekends and stat holidays to give permanent residents a break from the noise.
- Continuous street cleaning for dirt and dust from construction.

Basically build an attractive looking residence but scale this back to a 3 or 4-storey height. Remove the commercial space from the first floor to decrease the height and use that first floor as student rental units.

Thank you for your consideration.

Linda Ellis