

From: Robert Infanti

Sent: June 29, 2021 12:49 PM

To: clerk@hamilton.ca

Subject: Zoning Bylaw Amendment {File No. ZAC-18-059}

Re: Proposal to amend zoning bylaws allowing the erection of two multiple dwelling units at 466 to 490 Highway 8

This is addressed to those making these decisions. We have lived at ## Salina Place (R5 on the location map) for 39 years. Our house backs onto the school, park and nursing home properties. We always enjoyed having the park behind our house and have grown many shrubs and plants around the periphery of our property to maintain some privacy. During this time of lockdowns, it has been our personal private oasis. The current LTC home behind us is low enough that it doesn't really affect us too much. The only problems that we had in the past with the nursing home were the locations of the trash bins, which have since been relocated in the last year from right behind our property to behind the actual nursing home, something that we had asked for ever since they put up the current building. However, the nursing home itself has never really been a problem.

The concern, with this proposal, shared by many on Salina Place, is the height of the two buildings and their proximity to our property lines, parking lot noise, property lighting and who will occupy the building. There is also the issue of construction debris / dust, reduced property values and property maintenance.

Lets discuss each item:

Height and location: these are going to be two of the tallest buildings in Stoney Creek, east of Grays Road. The 8 storey tower is situated right in some of our yards as it sits about 25 yards from the property line. So, 25 yards from the rear fence, some us will be faced with a huge monolith of a building and this building is going to have balconies looking into our yards. The 9 storey building is sitting about 100 yards away from our back fence but the occupants of the upper floors will still have a decent view of our yards. The privacy that we have loved for all these years will be gone.

Parking lot noise: at the initial public meeting that was held last summer, it was determined that maybe there may not be enough parking spots on the property and the residents on Dynasty Ave have a problem with not having enough parking for themselves to begin with. Our concern is that the parking lot will be filled to capacity and there will be people coming and going at all times of the day and night, theft alarms will be sounding off and with the back corner, directly behind our house, being the furthest point of the property, it's the most secluded place to break into cars, congregate with friends etc. Currently the only noise we hear is during the day when the trash and delivery trucks come by. Otherwise, it is dead quiet at night.

Lighting: what kind of lighting is going to be used in the parking lots and around the buildings? Many of us have master bedrooms that face the current nursing home. Except for two lights at the nursing home, the ambient light that comes through our windows at night is fairly acceptable, at least in our house. The last thing that we would like is to have tall light standards that shine into all of our windows.

Building residents: at the initial public meeting, we and our neighbours were initially under the impression that these two towers were supposed to be for adult living / seniors. It later came out that they could be occupied by anyone regardless of age. So, why were the owners and Ms. Pearson not honest from the start that these were actually just standard apartment buildings?

Construction debris and dust: when the current nursing home was being built, there was a lot of dust created that stuck to our siding, windows and outdoor furniture. I still have clay dust in my upper soffit that I have never been able to clean. Who is going to pay for the cleaning of our homes after this is over? Its not like you are just building a house....these are two apartment towers as well as a large nursing home. It is going to be a dust bowl in our yards for at least a year.

Property values: what is the city going to do about the reduction to our property values? Trust me, if any of us were to sell after these are built, two huge buildings right behind our homes will not be a good selling feature. Would you like this in your backyard?

Property Maintenance: we have lived in and also have known people living in apartments. The properties have never been well kept. There has always been garbage strewn through the parking lots. My concern is that with the wind commonly coming out of the west -southwest, we are going to have leaves and debris blown up against our back fence.

I was really appalled at the initial public meeting as Ms. Pearson still thought it was a good idea to proceed with the application to rezone despite the negative comments from those that have to live with it. Please rethink this rezoning as it is not fair to those of us who bought our homes for the peace and quiet that we currently have here.

Regards,

Rob and Eva Infanti