

SUMMARY OF PUBLIC COMMENTS RECEIVED

Comment Received	Staff Response
<p>The proposed increase in height and density is inappropriate for the area.</p>	<p>Staff have reviewed the compatibility of the proposal by assessing the impact of the built form (height and mass) on the neighbouring properties as required by the policies of the Urban Hamilton Official Plan.</p> <p>The proposed development complies with the residential intensification policies of the Urban Hamilton Official Plan, makes efficient use of land and infrastructure by providing housing in an efficient urban form, which contributes to developing a complete community (see Appendix “E” attached to Report PED23179).</p>
<p>Demographic change caused by the proposed development will result in an increase in crime, mischief, and vandalism.</p>	<p>The City is not aware of any empirical evidence to support this comment.</p>
<p>The additional traffic generated by this development cannot be supported by the existing road network.</p>	<p>Transportation Planning support the Zoning By-law Amendment as the site-generated traffic can be accommodated, as demonstrated in the submitted and approved Transportation Impact Study prepared by NexEng Consulting Group Inc., dated March 2023 submitted in support of this application (see Appendix “F” attached to Report PED23179).</p>
<p>Concern whether the existing sanitary sewer infrastructure can support this development.</p>	<p>Development Engineering does not have any objections to the approval of the application. Construction of a municipal storm sewer along West 5th Street is required to provide a stormwater outlet for the subject site and the sanitary sewer along West 5th Street requires upgrades. In addition, an updated Functional Servicing Report is required to demonstrate that the existing municipal water system can adequately supply the required fire flow for the proposed development.</p> <p>The recommended Zoning By-law includes a Holding Provision for the construction of a municipal storm sewer along West 5th Street, the upgrading of the municipal sanitary sewer along West 5th Street, and completion of an updated Functional Servicing Report by the applicant. See Appendix “B” attached to Report PED23179.</p>

Comment Received	Staff Response
<p>The proposed development will have a negative impact on resale value of adjacent homes.</p>	<p>The City is not aware of any empirical evidence to support this comment.</p>
<p>The development of a vacant parcel will result in the loss of “green space”.</p>	<p>The vacant lands at 1187 West 5th Street are identified as “Neighbourhoods” on Schedule “E” – Urban Structure and designated “Neighbourhoods” on Schedule “E-1” – Urban Land Use Designations in the Urban Hamilton Official Plan and zoned “RT-20-H” (Townhouse-Maisonette) District, Holding to the “E-3/S-1830-H” (High Density Multiple Dwellings) District, Modified, Holding. These lands were not intended to be used as a public park. In addition, William Connell Park is located on the west side of West 5th Street.</p>
<p>The proposed number of parking spaces is insufficient for the proposed development and will result in spill over onto adjacent properties.</p>	<p>The Zoning By-law Amendment (see Appendix “B” to Report PED23179) will require a minimum of 1.0 parking space per unit and a minimum of 15 visitor parking spaces. This will result in a minimum requirement of 221 parking spaces. This is a reduction in the number of parking spaces from the requirement in Zoning By-law No. 6593. The proposed number of parking spaces is not expected to cause negative impacts such as overspill onto adjacent properties. Opportunities for alternative forms of transportation are available to residents. The subject lands are located in proximity to a mix of land uses and public transit routes.</p>

COPY OF PUBLIC COMMENTS RECEIVED

2022/08/08 07:01:16 2 /3

Notice of application for zoning and plan amendment 1333664, ZAC 22047

Attention Mark Michniak

Dear sir,

I am a resident of [REDACTED] Hamilton and have received your letter from the proposed development of 10 storeys building into the adjacent land. I am writing because of my concerns regarding this project.

Protecting our neighborhood from the impact of such project is at the almost importance. This neighborhood is composed of single dwelling and townhomes. Erecting such building will have negative effects on our life. I have outline below some of the negative effects for your consideration.

Point 1. Neighbourhood demographics.

The type of buyers/renters will significantly impact the re selling of our property. High rise apartment building will increase population density, which result in a decrease of green spaces, promote traffic congestion, attract crime and vandalism. Studies has shown that high density building attracts low income families with low social economic values. In return, crime, vandalism, mischief will all have negative impact on the value of our homes. The neighbourhood will have less curb appeal and will make it difficult to sell.

Point 2. Environmental impact.

Such building will produce adverse effects on the climate due to wind funneling and turbulence causing an increased risk to pedestrians who are walking by. Such building will cast shadow on the adjacent properties and decrease sunlight.

Point 3. Infrastructure.

Problems will arise with overcrowding population that will in return increase demand on transportation. Since West 5th is already a 2 lanes road, increase traffic will increase chances of car accident as well as pedestrian. Let's not forget traffic congestion. Our neighborhood school will also be affected by increase children and this will put stress on child classes size, and in return affect the level of education provided.

Point 4. Social

Th new residents will not fit into our neighborhood. Our neighborhood is composed of middle-class peoples, senior residents, and some families with limited number of children. This kind of

2022/08/08 07:01:16 3 /3

dwelling will encourage low-income families, to move in and increase the crime rate, mischief, and vandalism.

Point 5. Construction.

Our neighborhood is a quiet, serene, and peaceful place to live. The disruption from the construction will bring noise, mud for quite some time. It will affect each and everyone of us.

In conclusion, I am urging the town of Hamilton to re evaluate this project better yet to ban it. If allow, negative impact will arise and affects the peaceful life of the residents. I strongly disagree with this project and hope that this will be taking seriously.

Yours truly,

Diane and Dennis Deabreu

A handwritten signature in black ink, appearing to read "Diane Deabreu", with a long horizontal flourish extending to the right.

4. The area has no high rise buildings and two 10 story buildings would impact the aesthetics of the surrounding neighbourhood.
5. Value of our houses will decreased.

I would request that I receive notice of the date of the public meeting.

I further request that my personal information remain private.

Sincerely

Eva Figura

Subject: Zoning By-law Amendment

ZAC-22-047, UHOPA-22-021

Mark Michniak

Planning and Economic Development Department

Development Planning, Heritage and Design- Suburban Team

71 Main Street West, 5th Floor, Hamilton ON, L8P 4Y5

Dear Sir,

I am in receipt of a Notice from your office in respect of proposed Zoning By-law amendment.

I wish to enter my opposition to the above proposal.

As a resident of the neighbourhood directly affected by this proposal I object to the construction of two 10 story high density apartment buildings for several reasons

1. Environmental impacts of pollution from higher volumes of traffic, parking, noise, garbage and the effects of high numbers of residents who will occupy the 442 units.

2. There exist multiple locations throughout the city that are currently empty that could be renovated with much less impact and provide the necessary accommodations.
3. Original zoning for the agricultural to Townhomes was already approved which would again have been preferable due to the lesser density of population.
4. The area has no high rise buildings and two 10 story buildings would impact the aesthetics of the surrounding neighbourhood.

I would request that I receive notice of the date of the public meeting.

I further request that my personal information remain private.

Sincerely

William Nolan

William Nolan

18 August 2022

Mark Michniak

Planning and Economic Development Department

Development Planning, Heritage and Design- Suburban Team

71 Main Street West, 5th Floor, Hamilton ON, L8P 4Y5

Subject: Zoning By-law Amendment

ZAC-22-047, UHOPA-22-021

Dear Sir,

I am in receipt of a Notice from your office in respect of proposed Zoning By-law amendment.

I wish to enter my opposition to the above proposal.

As a resident of the neighbourhood directly affected by this proposal, I object to the construction of two 10 story high density apartment buildings for

several reasons

1. Environmental impacts of pollution from higher volumes of traffic, parking, noise, garbage and the effects of high numbers of residents who will occupy the 442 units.
2. There exist multiple locations throughout the city that are currently empty that could be renovated with much less impact and provide the necessary accommodations.
3. Original zoning for the agricultural to Townhomes was already approved which would again have been preferable due to the lesser density of population.
4. The area has no high-rise buildings, and two 10 story buildings would impact the aesthetics of the surrounding neighbourhood.

I would request that I receive notice of the date of the public meeting.

I further request that my personal information remain private.

Sincerely,

Jana Simackova

From: Glenn Wellings <glenn@wellingsplanning.ca>
Sent: Thursday, August 18, 2022 4:10 PM
To: Michniak, Mark
Subject: Applications by 1333664 Ontario Inc. - 1177, 1183 and 1187 West 5th Street - City File Nos.: UHOPA-22-021 & ZAC-22-047

Good afternoon Mark. We are Planning Consultants for 1804482 Ontario Limited (Sonoma Homes) owners of the adjacent property located at 1155 West Fifth Street. Sonoma Homes previously developed their lands for townhouses and have 24 townhouses remaining once their temporary SWM pond is decommissioned and the permanent SWM facility is operational. The issue of sanitary sewer capacity was a significant concern in the consideration of the Sonoma Homes applications and other applications in the immediate area. Sonoma Homes wishes to confirm the adequacy of servicing capacity for the above-noted project and wants assurance that there will be capacity available for their remaining 24 units. We would also like to discuss with City Planning staff the interface and compatibility of the proposed 10 storey building with the immediately adjacent townhouses. There were no site plan details provided with the notice received.

Please ensure I am added to the notification list and kept apprised of the ongoing progress of the applications. Thanks.

Glenn

From: REDACTED
Sent: Friday, August 19, 2022 8:12 PM
To: Michniak, Mark
Subject: Quote ZAC-22-047, UHOPA-22-021

Hi Mark

Please take reference to the above noted Quote# above.

I would like the opportunity to comment on the proposed zoning by-law amendment and official plans as per my letter from the City Of Hamilton July 28th.

I just purchased a home within the West 5th area and Sonoma Valley Cres and concerned with the choice to re-zone to a 422 units with a height of 10 storeys.

1. Will bring down the value of my home 2. 10 Storey height will over power the following townhomes - lack of privacy 3. West 5th road requires major repairs and narrow that will have accommodate additional traffic flow and congestion.

Townhome development would be better suited than a re-zone if a high rise.

Please take into my consideration for appeal and comments for this are-zoning proposal.

Sandra Ortolan

From: Joan Wallace REDACTED
Sent: Friday, August 19, 2022 4:43 PM
To: Michniak, Mark
Subject: ZAC-22-047, UHOPA-22-021

In reference to the application for zoning change from the original Townhomes and single family dwelling to multi storey complex. I would like to register my objections to this new zoning as a resident of Sonoma Valley Crescent.

Sincerely

Joan Wallace.

Sent from my iPad

From: David
Sent: Friday, August 19, 2022 10:20 AM
To: Michniak, Mark
Subject: Re: Concerns on the Zoning By-Law Amendment at 1177, 1183, and 1187 West 5th Street, Hamilton (Ward 08)

Dear Mark Michniak,

We hope that this letter finds you well. My family resides at REDACTED, located in close proximity to the proposed location of the Zone change and new apartment building (with respect to file ZAC-22-047, UHOPA-22-021) and we wish to voice several concerns with these changes. My sincere apologies, as your letter indicated that we should voice our concerns prior to August 19th (e.g. today's date), however we hope that our concerns may still be accepted as part of the report (we would ask that our personal contact information, e.g. address, telephone number, and email not be publicly published). Please note that our neighbours residing at REDACTED and REDACTED have both indicated similar concerns with the proposed Zone change and use of the property.

Below are a summary of our concerns:

- 1) In our view, the proposed change would alter the primary area characteristics that we found attractive in purchasing this home and result in this area becoming less attractive for our family to live in. We moved to this area only late last year, paying what we considered to be a considerable amount and having spent a significant amount of time seeking a home within a good residential area consisting of single family homes/town homes that was quiet, with a nearby park, and access to a shopping mall within walking distance. The proposed zone change itself from the current Agricultural District / Townhouse-Maisonette District would introduce a new large 10 story apartment building, essentially next to where we now live (within ~30-50 meters). There is presently no such building located anywhere within close proximity to our home within an appreciable radius (e.g. several kilometers).
- 2) We believe that the proposed Zone change and new building would devalue our home and others in this area resulting in financial loss. With respect to the above Zone change and proposed new building and having purchased a home late last year for which we paid a considerable amount, we believe that that prospective buyers who value a townhouse / single family home neighbourhood would consider the area to be less attractive, which would result in the potential for significant home price depreciation. This would result in our family (and potentially our neighbours) experiencing a significant financial loss.
- 3) We are concerned about the potential reduction of safety for ourselves and particularly for our young child. We consider this area to be safe and within walking distance to a good public school (James Macdonald Elementary). Our son is two-and-a-half years old and in approximately ~1.5 years we would like to send him to Junior Kindergarten at that school. At some point in the near future, we expect him to walk by

himself to school unaccompanied, which is currently not a concern for us in this area. We believe that the Zone change and proposed 10-story residential building would likely change the demographic representation of this area, e.g. potentially introducing lower income levels, and we are concerned that this would introduce risks for our son to come into contact with unsafe elements (e.g. violence, bullying, unsafe driving, drug addiction). As we also walk to the nearby shopping mall and grocery store from our home, which would involve passing in front of the new residential building, we could also experience levels of reduced safety, in particular at night.

4) We are concerned about increased levels of noise located in close proximity to our home. With respect to the proposed Zone change and proposed new 10-story residential building located ~30-50 meters from our home, we are also concerned about increased noise levels given 215 units and 232 parking spaces (e.g. a higher chance of loud parties, potentially "aggressive driving" - including making unnecessary noise, etc).

Due to our above concerns, we ask that the city and builder consider continuing with the proposed current Zoning and instead build additional single family homes or townhouse units. Due to our concerns, should the current plans proceed without any changes, we would most likely immediately sell our home and purchase a new one that meets our needs in a quiet, safe residential area located near a good school. In speaking with the above two neighbours that we mentioned, they indicated similar intentions to us should the above plans proceed. Please feel free to contact us with any questions.

Sincerely,

David Weiss and Family

From: Adriana Viengxay REDACTED
Sent: Saturday, August 20, 2022 10:30 PM
To: Michniak, Mark
Subject: 1177,1183,1187 proposed west 5th construction

Hello

I am writing to fully and strongly oppose the potential construction of a 10 story unit on that land.

West 5th has already become as busy as upper James and rymal road with traffic. As a homeowner on west 5th it is hard enough to drive into the street or even take our children to William park having to cross the street with a stroller and a Child. Getting stuck at the lights at either stone church or rymal is a mess and its 3 sets of light changes before you get to get onto one of those streets .

At the moment from stone church to rymal rd we have older homes, 2 different builders of townhomes (Sonoma and Diconzo lot beside Sonoma) , a Dementia centre that was just built and opened, land that will be the further home of many more townhomes , another potential for 250 townhomes being built behind the KFC plaza another street of homes Sonoma homes will also be building on the other side of Carmel rd and now This?! Ther is also a sign right at the corner of stone church and west 5 for another potential building!

Yes I know we need more homes for people but we already have a street busy enough we're it's a single lane, people don't want to use upper james so they use west 5th to avoid 4 sets of light between stone church and rymal and now you want to add even more craziness to an already little street! It's single lane both ways with no turning lanes traffic gets backed up to Carmel rd in both directions even with turn singals at the main intersections.

My child going to the elementary school 3 blocks away where they already have 4 kindergarten classes for what's an already busy area never mind adding more!

By saying that "green space" will be added doesn't make it any better. It's already surrounded by green space and farm Land and your actually going to demolish the lovely green space it's on . Then behind this "potential building" you have a parking lot to restaurants grocery and gyms Will you block this all off from the future residential building for those of us that like to take our kids on walks in the current peace it's in?!

Please take a step back and look into another area of land better suited for this and look at what's already in the future for the one block of street. You are demolishing TWO homes to put 215 homes on! Does that math really make any sense ?!

Thank you
Adriana Viengxay

From: mar h
Sent: Monday, April 17, 2023 8:40 PM
To: Michniak, Mark
Cc: Ward 8 Office
Subject: Objection Letter RE: Re-zoning to 1177, 1183 and 1187 West 5th UHOPA-22-021 & ZAC-22-047 Proposed 10 Storey

Letter of Objection Proposed Rezoning at 1177, 1183 and 1187 West 5th UHOPA-22-021 & ZAC-22-047 Proposed 10 Storey

To: Mr. Mark Michniak
City of Hamilton 71 Main Street West, Hamilton ON L8P 4Y5
mark.michniak@hamilton.ca

Hi Mark,

Kindly add me to any emails or noticers regarding this properties rezoning.

My below letter of objection.

My family and I, vociferously object to the inappropriateness of this zoning application and the proposed 10 storey (condo) building with over 200 units and parking spaces. This monstrously, oversized alternative which dwarfs its surroundings. We believe such a building is perfect for downtown redevelopment with access to future LRT and expanding GO transit. A. The application is unacceptable as this land is designated agricultural. The Application is contrary to the townhomes already in the area.

This application for rezoning is duplicating, redundant, without merit and should be rejected. "It does not support" rezoning being undertaken for "necessary or beneficial purposes", but primarily for the Developer's financial gain and profit maximization: "It does not support" the existing mix of residential types, single family and townhouses: "It does not support" a unique sense of place, The City's Complete-Live-able-Better-Safer Streets Motto: "It does not support" the main priority of making the neighbourhood the best place to live, learn, work and play, by creating resentment and anger towards a monumentally disruptive change in the zoning and existing neighbourhood and current residential development: "It does not support" or promote consistency in new development within the existing neighbourhood or reduce greenhouse gas emissions, instead promotes increased single vehicle use and additional high rise building heating/AC over and above the prior townhouse project: "It does not support" the reasonable enjoyment of one's property with the use of explosives or jack hammer backhoes to remove the amount of solid bedrock for proposed underground parking in an already built up area: "It does not support" the integrity of surrounding foundations from cracks or damage caused by the concussion of explosives or jack hammering backhoes: "It does not support" peace of mind

for residents if there might be explosives SNAFUs causing exterior property damage: "It does not support" reducing fear for neighbourhood children's safety and well being: "It does not support" minimizing adverse impacts on infrastructure, environment and community in respect to heavy equipment undertakings and a much longer construction period for hi-rise completion: "It does not support" confidence that the Developer will admit any damages unless residents prove it by hiring engineers and suing, resulting in additional expense and aggravation: "It does not support" ensuring the transportation system is able to operate efficiently and that the goals for safer roads, environmental protection and health are met: "It does not support" its current parking places, providing for over 200 parking spaces and no street parking. If 50% of the building might have 2 vehicles, 168 will be looking to park elsewhere, most likely, in visitor parking at the mall of park.

"It does not support" the current sewage and water supply, therefore increasing additional expenditure to the city taxpayers/property owners, re- water/sewage usage during peak morning pre-work hours: "It does not support" the existing road infrastructure for increased traffic congestion or the ability for its residence and visitors to park on existing roads or enter or exit re: building entrances/exits causing gridlock, project team suggests road widening which will not solve problem: "It does not support" the current architectural area and introduces concrete blandness that is detrimental to the area, affecting people's loss of privacy by overlooking, also overshadowing all and will result in loss of light: "It does not support" enhancement of the walking experience or environment with a lack of street trees/landscaping along its sidewalks: "It does not support" any goals to provide affordable housing being marketed as "luxury" apartments: "It does not support" citizens concerns regarding "global warming" or accommodate a broader, more height desirable/environmentally sustainable range of living experience in our existing area: "It does not support" any "timely proximity" to a (LRT or GO) rapid transit system, or promote alternatives to car travel, in fact promotes increasing car travel with a mostly suburban location which was designed with car travel: "It does not support" resident's concerns re: increased vehicle pollution, congestion, road rage, etc: "It does not support" any environmentally enhancing solar or green technologies: "It does not support" any cycling except with suggestions, undertake any or maximize safety for cyclists with increased traffic congestion: "It does not support" current transportation conditions with studies completed October 4th, 2018 which are now invalid and do not reflect current traffic congestion and how much more it will be increased, especially during mornings & afternoon/evening rush hour periods: "It does not support" limited intensification of activity, it is full-on large scale high rise development and is compromising of the area's beauty, aesthetics, creating an oppressive/overbearing environment and increasing congestion of people and traffic: Finally, "Its team" could not provide any pricing or other pertinent information on its building units, confirm if explosives use was planned or provide "safe" access to info on its website. In conclusion, we find the proposal for the prior townhouse project to be totally acceptable. Unlike earlier townhouse proposal, this newest rezoning alternative proposal is totally unacceptable, inappropriate, and fundamentally offering no conceivable benefits to the existing residents or the public environmental interest, only the Developer's financial gain and utmost profit maximization! Notwithstanding our contention that this application is inappropriate as a whole, we hereby comment on particulars of the application as they appear in their proposal and its accompanying documents.

Review of the current amenities in the vicinity of the proposed development indicates there

are significant retail, food and service establishments in the vicinity of the proposed development, many of which can be easily reached by non-auto options. Amenities within a 600-m radius (approximately a 10- minute walk) include Service Ontario, Rogers, Booster Juice, Cora, Bulk Barn, East Side Mario's, Crunch Fitness, Second Cup, Paramount Middle Eastern Kitchen, Marshalls etc. The above stats falsely project "easy access without vehicle use". It is deliberately misleading when essential grocery shopping or major shopping is included: Fortinos(Rymal) 800m, Walmart(Upper James)-3.3 kms, Sweet Paradise-2.2 kms, No Frills(Upper Paradise)-2.5 kms, Food Basics (Rymal)-2.9 kms, Limeridge Mall-3.5 kms, Meadowlands-4.9 kms. Clearly, most require vehicle use to transport a usual week of groceries or major shopping, leading only to increased congestion. Affordability Any claims that Employees working on the commercial retail strip area of Upper James will qualify to live in these "Luxury Apartments" is false or at best, an exaggeration. Normally, it will take two incomes with one or two children, and since Team couldn't provide pricing, we used 93 Bold Street, Two Bedroom for Rent - \$1646/mo or \$19,752 without parking. A monthly bus pass is between \$63-\$90. Most retail or service workers are part-time and receive minimum wage, rarely with benefits. Walking to and from work will not apply to most of these employees. Access to the site is envisioned via a full movement driveway onto West 5th Street. Two way entrance and exit to and from a 10 storey building onto W5th is a recipe for gridlock. When cars on W5th heading south (towards Rymal) through the intersection attempt to make a left turn into the PD (proposed development)entrance and need to wait for W5th northbound traffic to clear, this will cause cramming at the intersection of StoneChurch and W5th, until the turn is complete. Also, the Freeholds will be competing to make left turns onto northbound W5th. At the same time, this will impair and impede east and westbound traffic on Stone Church Rd East and West when they'll have a green light. In my opinion, this is definitely a recipe for increased gridlock and disaster. We do not believe street widening as proposed solves this problem. Existing Traffic Volumes Existing traffic volumes at the study area intersections were undertaken by Spectrum Traffic on behalf of Nextrans Consulting Engineers on Thursday, October 4, 2018 during the morning (7:00 a.m. to 10:00 a.m.) and afternoon (4:00 p.m. to 7:00 p.m.) peak periods. We believe the Oct 4, 2018 study is no longer valid or reflective of the increase in traffic which occurred over the last year.

We challenge the project team to provide indisputable evidence that out of 237 units, only 64 vehicles will be driven outbound, (27% of the building), assumingly going to work in the "am". We find that statistic to be without merit and unbelievable. Photo taken at Johnson Motors driveway with traffic heading westbound on Stone Church to W5th. Current residents already have trouble, exiting townhouses onto Stone Church. With Upper James project, this will only get much worse without "proposed 10 Storey building. Level of Service – Future Total Traffic Assessments The proposed site access is to be aligned with the existing access across the street. An estimated 40 townhouses were assumed and the corresponding traffic volumes were added to the existing intersection using the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition. The proposed site access operates at a good level of service. The townhouse access across the street operates at a failing level of service, however, the v/c ratio is excellent and therefore the failing level of service is acceptable. We can only assume the project team is admitting that the townhouse access as written, pertains to the 2 storey Freeholds. If 40 units are failing, how can 237 units with only one entrance/exit, be considered successful? We believe their claim of acceptability to be ludicrous. PARKING ASSESSMENT Based on the City of Hamilton Zoning By-Law 05-200, a minimum of 237 parking spaces will be

required for the proposed development. The preliminary site plan provides for a total of 241 parking spaces resulting in a technical surplus of four (4) parking spaces. On this basis, the parking provision is completely satisfied. The 3 storey condo townhouses-72 Stone Church Rd West, also across the street from the project, provides 71 inside attached garage, 71 parking spaces in front of its garages for 142 parking spaces. There are 22 visitors parking spaces, totaling 164 parking spaces or 231% of project vs. a total of $241/237 = 102\%$ at the new(PD) proposed development. The September 17th approved Ricci project provides 477 parking spaces with a total of 373 units or 129% of the project. There needs to be an explanation for this enormous deficiency which the project team claims is satisfied. We are absolutely certain that "our visitors parking" which residents complain is insufficient will be consumed by the "PD". It's clear that this will become a nightmare of conflict, anger and resentment only worsening over time. TRANSPORTATION DEMAND MANAGEMENT Based on our experience, excessive parking supply imposes environmental costs, contradicts community development objectives for more livable and walk-able communities, and tends to increase driving and discourage the use of alternative mode of travel. It is anticipated that the combination of reduced parking supply and an efficient public transit system will encourage the use of alternative modes of travel.

We believe that the above statement contradicts earlier claims and is an admission of the parking deficiency and the project team's anticipation of alternative modes of travel to be a fairy tale of blind faith not reality. Walking around Stone Church and W5th is currently walk-able and livable but we fear, with cause, that this will disappear with street widening, increased gridlock, pollution with increased congestion. Being one of the original purchasers since 1991, I once regularly jogged from home, W5th to Limeridge, Upper James and back home. My biggest fear even back then with the less traffic was that a wayward vehicle would plow me into the stone wall at the little Jewish Cemetery in between John Bear and now the Marriot. Walk-ability on Upper James with heavy traffic and speeding within a few feet of the pedestrian is now dangerous, something we both avoid and remain very concerned about our safety. With the additional Ricci approval the additional traffic will be chaotic.

Sincerely,

Mariam Hanhan & Family

TRAFFIC ISSUES NOW: Photo taken at Johnson Motors driveway with traffic heading westbound on Stone Church to W5th.

