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December 3<sup>rd</sup>, 2021

Legislative Coordinator, Planning Committee  
City of Hamilton  
71 Main Street West, 1<sup>st</sup> Floor  
Hamilton, ON  
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We are writing this letter to voice our objections to the following applications: **UHOPA-21-005**  
**ZAC-21-009**  
**25T-202104**

We had every intention of making a brief oral presentation at the public meeting to be held on December 7<sup>th</sup>, 2021 but unfortunately, due to the fact that the meeting has been scheduled at 9:30am on a weekday, we would have to take an entire day off work which at this time is not feasible.

Having lived here for almost 50 years now, ever since there was only farmland (Comley Farm) on the south side of Stone Church Road East, we have always been aware that eventually the land around us would be developed. When we read through the proposed Draft Plan, we were quite shocked, to put it mildly.

**We strongly object to the design outlined in the proposal** because the original plan, going back to the 1970's, involved the following:

- the creation of a road (Crerar Drive) that would connect Stone Church Rd to Guido de Brès High School (that was built in the late 1970's) and eventually any homes that were built in that neighbourhood
- the development of 30-40 single family homes on municipal roads including a park accessible to the entire neighbourhood

The proposed development of 221 new residential dwellings on solely private roads/condominium roads represents a significant deviation (5 – 7 times more) from the original/current neighbourhood plan. **It is unacceptable** due to the fact that it will

- drastically increase the population density of the neighbourhood
- directly affect the amount of traffic that will flow onto Stone Church Road East which is already a dangerous and high-traffic road as it is
- decrease the amount of "green space" at a time when we should be more environmentally conscious

Developers and city councillors have a very important role here: to do whatever needs to be done in the best interests of the city, but not at the expense of the living conditions of the citizens who live in the area. For those of you who do not live in the area that will be affected by this development, are you aware that traffic on Stone Church Road East in the last few years has drastically increased especially in the section from Upper Wentworth to Upper James? It has become a busy thoroughfare and if an incident occurs on the Linc, traffic on Stone Church becomes a nightmare. Have you asked yourselves the amount of strain on an already horrendous traffic load this proposed development will cause?

In the report, Stone Church Road East has been designated as a “minor arterial road” which is an incorrect statement – the amount of traffic on this road makes it a major arterial road.


We understand that the city of Hamilton must do something to accommodate a future growth in the population. This does not mean, however, that the proposed population density quota must be satisfied in this small parcel of land. **All we are asking is that you strongly reconsider the number of dwellings to be built.** Common sense dictates that if you increase the number of dwellings and hence the number of drivers on the roads, that you create at least one road or more that will sustain the increase in traffic. **A road that connects the area out to Upper Wellington is crucial and essential.** This should be the number one priority of both the City of Hamilton and developers. To ignore this will cause so much undue stress on the lives of those of us who live in the area. Not only are the roads busy, but there are so many pedestrians including seniors and students and it is so dangerous for them to cross Stone Church Road as it is, can you imagine with the increase in traffic? As we all know, in the last few years, the traffic situation in Hamilton overall has changed: there are many more cars on the road and where once it would have taken 15 minutes to get somewhere, it now takes double that. **We need to think of the traffic situation first before any new developments can take place.** You have the responsibility to recognize how your actions and decisions made today will affect the citizens of the area and ultimately the entire city.

While some sort of development is welcome, the proposed plan is not compatible with the existing community. It is easy for someone who does not live in the area and will therefore not be impacted by this development to defend it and promote it but please think of those of us whose lives will drastically change. The safety of our homes will be compromised. Another solution can certainly be found - there must be a way to move forward with a development plan that respects the wishes of those of us that have lived here for almost 50 years.

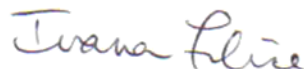
**Changes to the proposed plan that are an absolute must are: a decrease in the proposed number of dwellings and providing additional access roads other than Crerar Drive and Stone Church Road East. No development should go ahead unless a new thoroughfare is created and the number of dwellings significantly reduced.**

A solution must be found that allows development while at the same time shows respect to the residents and taxpayers of the area and takes their concerns into consideration. It is the city councillors' and developers' responsibility to do the right thing. It is always our hope that the city act in the best interests of its citizens and if this proposed plan proceeds without any changes, a conscious choice is being made to not do that.

Sincerely,



Rosanna Filice



Ivana Filice

cc. Fred Eisenberger, Mayor, City of Hamilton  
Esther Pauls, Ward 7 Councillor, City of Hamilton  
Tim Vrooman, Senior Planner, Planning and Economic Development, City of Hamilton  
Ohi Izirein, Senior Project Manager, Development Planning, City of Hamilton  
John-Paul Danko, Ward 8 Councillor, Chair of the Planning Committee, City of Hamilton  
Jason Farr, Ward 2 Councillor, 1st Vice-Chair of the Planning Committee, City of Hamilton  
Brenda Johnson, Ward 11 Councillor, 2<sup>nd</sup> Vice-Chair of Planning Committee, City of Hamilton  
Members of the Planning Committee, City of Hamilton