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From: Heather

Sent: February 1, 2024 5:06 PM

To: [clerk@hamilton.ca](mailto:clerk@hamilton.ca)

Subject: Objection to rezoning as proposed , file #OLT-24-000051 and file #OLT-24-000052

To: Legislative Coordinator, Planning Committee

Dear Coordinator,

I am writing to formally object to the proposed development project submitted for 1065 Paramount Drive by Arcadis/Mikamada.

In order of personal importance to me are:

1. The proposed density is unsuitable for this neighborhood. Supposing there are two residents in the apartments and up to 5 in the townhouses, this would add 800 people and at least 400 cars to the neighbourhood. This would be the highest density area in the entire subdivision, crammed into an area suitable for perhaps half of that. The traffic would overwhelm Paramount Drive, which is a one-lane collectors road in each direction. The artist's rendering, in fact , shows the buildings situated on a two-lane road in each direction, which is suitable for the likes of Rymal Road or other major artery roads. The two driveways spilling out of two closely-situated openings onto Paramount Drive would be bedlam for the streets at their heads, namely Audubon Street South and Ackland Street. One of these is my street.
2. The proposed 8-story apartment building is absolutely ludicrous for this subdivision. No other building in upper Stoney Creek to date is 8 stories, with the tallest buildings being in commercial settings along the above-mentioned artery roads. This type of building does not belong in a quiet subdivision, rather in an urban setting. Many areas of Hamilton would benefit from the development of such buildings, such as Barton Street, Main Street and King Street, where there are a myriad of derelict and empty buildings. These would also be more affordable alternatives than high-priced condos and townhouses in a less accessible location.
3. The height of the apartment and number of new inhabitants directly impacts the health, mental welfare and safety of the children and their teachers that attend both schools, to which they are closely situated. During construction, these children will be passing by the site and exposed to machinery, noise, dust and who knows what other toxins for about two years. Afterward, they will have no sunshine and no views from their classrooms. The pre-kindergarten and kindergarten classes and courtyards are directly beside this behemoth. There are portable classrooms at Billy Green and St. Paul's schools already. More residents would mean more portables, which are already a poor substitute for classrooms inside the schools. The children will play and walk home past numerous extra vehicles. There is a daycare located in the plaza directly across

the street, which will face the same issues. There is a daycare in the church at Paramount and Mud Street as well. This is unacceptable to the residents of this area.

4. With such a large influx of people, the suburban atmosphere of our area will be ruined. We bought both our homes in this area over 40 years ago, specifically because it is quiet, safe and reasonably populated. The amenities, such as Felkers Falls and a small corner plaza with a pizza shop, flower shop and other small businesses attracted us. Newer residents have paid over a million dollars to own a home here. All of our property values will plummet if this new development becomes a reality. Again, high density dwellings DO NOT BELONG HERE.

5. The architect, Mr. Ahrens, suggested that extra residents will not mean extra traffic, as Paramount Drive has bus service. Yes, there is bus service, which is much appreciated, but most residents who live here drive. The idea that these residents could shop at an over-priced, limited-stock corner store for their everyday groceries, etc. is ridiculous. The idea that suburban residents do not have cars to go to work is just as absurd. Added population puts a strain on our sewers, phone, cable, electrical systems, garbage collection and snow removal. Again, there is simply too much density and too much added traffic in the plan.

These are my personal objections to the proposed development. I understand the need for new homes and would not have a problem with two and three story homes with a reasonable density. The current plans include an 8-story "Kleenex box tipped on its side", a block of prison-like 4 story townhouses, and three and a half story towers crammed like sardines on a piece of land they were never designed for. This plan must be stopped in its tracks!

Sincerely and with respect,  
Heather and Robert Lamb

Sent from my iPad