

02/02/2024

To: Hamilton Planning Committee

Subject: Proposed Development at 1065 Paramount Dr.

As long-term residents of the community that will be directly impacted by the proposed development, we have a number of concerns regarding the proposed plan.

This matter has garnered the attention of most everyone in our community as demonstrated by the turnout at the public meetings on this matter. It was clear at a subsequent public meeting that the planner had not taken into consideration any of the concerns of the community.

The first and perhaps largest concern is the overall density of the proposal, which includes an eight (8) story apartment building. The relationship of the proposed buildings with the height, massing and scale and their impact on nearby residential buildings and the two elementary schools has not been adequately addressed.

The proximity to Billy Green school will undoubtedly cast a permanent shadow over parts of the school.

Proposed parking is also grossly inadequate, there is less than one parking spot per unit including visitor parking.

The proposed development has not demonstrated compatibility with the existing and future uses of the surrounding area or demonstrated how the proposal would enhance the character of the neighborhood. The neighborhood has historically been developed with a more suburban built form with greater setbacks for the multiple unit dwellings that exist i.e. the Mistywood and Paramount. The proposal is instead for a built form that is oriented much closer to the street and the edges of the property with reduced setbacks.

Arcadis Professional Services has not addressed whether there is sufficient capacity available within the existing municipal system to accept the increased flows from the subject lands. With an average of approximately 3 people per household, we could potentially see as many as 1000 people living on this site.

The proposed plan will undoubtedly result in the over development of the site and is not at all in keeping with the character of the neighborhood.

For all of the above reasons we ask that the request for a zoning change be rejected.

Sincerely, concerned residents

Vaas/Duchosne

Jansen