

**From:** Steve Collura

**Sent:** January 31, 2024 9:11 AM

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**Cc:**

**Subject:** Proposed Affordable Housing

Good morning,

I understand that Hamilton needs to do everything it can to achieve its affordable housing goal without expanding urban boundaries. I also understand that one of the cheapest and quickest ways to do this is to identify surplus city assets/lands and develop them into affordable housing.

However, it has become increasingly clear, with regards to the city's proposal to develop **5 and 13 Lake Ave Drive S**, a mistake has been made.

The city's proposal to develop 24 unit and 44 unit affordable housing buildings at 5 and 13 Lake Ave Drive S, respectively, will result in our BIA's loss of 57 parking spots.

The Stoney Creek downtown core cannot afford to lose 57 parking spots at the same time two multi-story condo buildings are about to be built steps away at **9 - 15 King St W and 13-25 King St E**.

You may argue that 5 and 13 Lake Ave Drive S are currently home to surface parking that is underutilized. But have you given any thought to what's about to happen once the condos on King St break ground?

In addition to the current users of the parking lots at 5 and 13 Lake Ave Drive S (people attending medical and wellness appointments, veterans visiting the Legion, patrons shopping), the downtown will see an influx of construction workers that will need parking as they construct the condos on King St over several years.

When construction is in full swing on both condo buildings, there will certainly be *more than 57* workers on site daily that will need to park their vehicles.

Once the condos on King St are complete, where will the condo visitors park? Where will condo maintenance/repair workers park?

The condo at 13-25 King St E will also house several retail units at street level. Our BIA hopes to attract shops and maybe even restaurants. Where will the increased number of patrons park?

R.L. Hislop school has been demolished and will soon become a city park. Not everyone in our area will have the capacity to walk to this park. Visitors to this park will also need vehicle parking.

We want what other BIAs have.

We want busy.

We want bustling.

We want people from other wards and the greater Hamilton area to make downtown Stoney Creek a destination!

And do you know what all the best destination-BIAs have? They have adequate parking.

Developing 5 and 13 Lake Ave Drive S to meet the affordable housing target is extremely shortsighted.

And please do not accuse my neighbours and I of NIMBYism. We need affordable housing everywhere in this city. We need affordable housing here in Stoney Creek. And there are plenty of locations on Hwy 8, Barton, Grey, Green, Millen, Dewitt, etc that can be explored as options.

Taking the cheap/fast route by trying to convince our community that 5 and 13 Lake Ave Drive S are *surplus* lands is the wrong approach. These properties are currently used every day and their demand as surface parking will increase very soon.

I urge you to, please, listen to our community.

Please listen to Tracy of our BIA.

Please listen to Matt Francis.

Developing 5 and 13 Lake Ave Drive S will do more harm than good for the Stoney Creek downtown.

**Clerk, I would like this matter added to the planning committee agenda so that Matt Francis may speak to it publicly on behalf of me, my family, my neighbours, and my BIA.**

Regards,

**Steven Collura**

**Stoney Creek**