To: Macdonald, Greg
Subject: RE: Objection to Zoning By-law Amendment from Upcountry Estates Ltd to build 85 homes instead of 24 homes. This will create excessive traffic pressure for Fellowes Cres residents!

-----Original Message-----
From: Steve Oliver
Sent: Wednesday, February 12, 2014 5:26 PM

Subject: Objection to Zoning By-law Amendment from Upcountry Estates Ltd to build 85 homes instead of 24 homes. This will create excessive traffic pressure for Fellowes Cres residents!

To: Mr. Greg MacDonald, City of Hamilton, Planning and Economic Development Dept

Copy: Councillor Judi Partridge

From: Steve Oliver

Dear Greg,

The Mattamy developers are seeking approval from the City of Hamilton on Feb 18, 2014 at 9:30 am at the Council Chambers, 2nd floor, City Hall, to increase the zoning of the land adjacent to Fellowes Cres from 34 units to 85 street townhouses. **I wish to speak at this meeting to the Planning Committee.** Please confirm that I may do so. I hope that other neighbours will be able to attend this meeting as well but most are working and may not be able to attend.

I have already objected to this zoning change in 2009 with a letter to your department with an explanation about the traffic issue and I have received NO response to my concerns. The new traffic will be more than we can comfortably and safely handle.

There are only two entrance and exit points to the proposed subdivision. One westerly on Fellowes Cres, one easterly on Spring Creek Drive. Given the location of these enter and exit points, most residents will use Fellowes Cres, that I live on, to head west for shopping, rides to school, sports activities and more! Our street has parking on one side every day. This will make it even more dangerous to exit driveways when cars move to and fro on our street from the new subdivision. The traffic from 85 homes will be too much to handle! Almost overnight we will have to accommodate close to 100 new cars a day, going each way, for local trips to Waterdown. Some of them doing this 3 and 4 times a day! That could be as high as 200 to 400 pass-bys each day!

You have also received several letters from various residents pointing out the same that both Fellowes Cres and Laurendale Cres cannot handle the additional traffic.

I would also point out that the lack of comments from your traffic dept on any aspect of the traffic situations is appalling. It suggests that they didn't read my letter at all. How can the department have no comment? Did they read the proposal? If so, why is there no comments? Why did they not contact me to discuss my concerns as I live here, they don't, and I think I have a fairly good understanding of the implications of having the traffic from 85 homes rather than 34 homes.

To have allowed the developer to densely build 34 homes already, which is the maximum allocated to the entire subdivision, without having approval to expand to 85, suggests either over confidence or a back room approval already. **For the builder to go ahead and take the risk it did and build as if the approval is 'carte blanche', suggests a total disregard for the residents adjacent and for a proper public process.**