

Regarding Files: UHOPA-20-003/ZAC-20-008
an Application to amend The Strathcona Secondary Plan



**Strathcona's
Broken Trust with Vrancor
Site Neglect**

Presentation to: Hamilton Planning Committee, May 4, 2021
By: Robert Hilverth, 604-75 Queen St N, Hamilton ON, L8R 3J3

My Name is Robert Hilverth, long time resident at 75 Queen St N, within the Strathcona neighborhood of Hamilton.

My presentation is in opposition of Vrancor's request to amend the Strathcona Secondary Plan.

Specifically in light of the developer's Site Neglect and our community needs.

<M>



Strathcona's Expectations of Developers

- ✓ Keep Residents Safe
- ✓ Work ONLY during allowed times
- ✓ Respect Shared Infrastructure
- ✓ Adhere to the Strathcona Secondary Plan

Let's have a look...

Strathcona residents have simple expectations of any developer working in our community.

<M> Keep us safe

<M> Allow some respite from construction noise

<M> Respect infrastructure we all use

<M> Work within previously agreed to terms

<M> Let's have a look at these

<M>

Keep Residents Safe

Strathcona Residents
worry about this the most.



Keep Residents Safe

Vrancor has neglected our safety on many occasions

<M>

Keep Residents Safe



Gates unlocked after work...



Construction sites with poor security <M> make a great playground to explore or a place for the homeless to sleep.

<M>

Keep Residents Safe

... Hazardous dust baffles...



Pedestrian can be easily pushed into heavy <M> traffic on Queen St N by a gust of wind.

<M>

Keep Residents Safe



... 200 Market St parking lot used as unsecured construction site ...



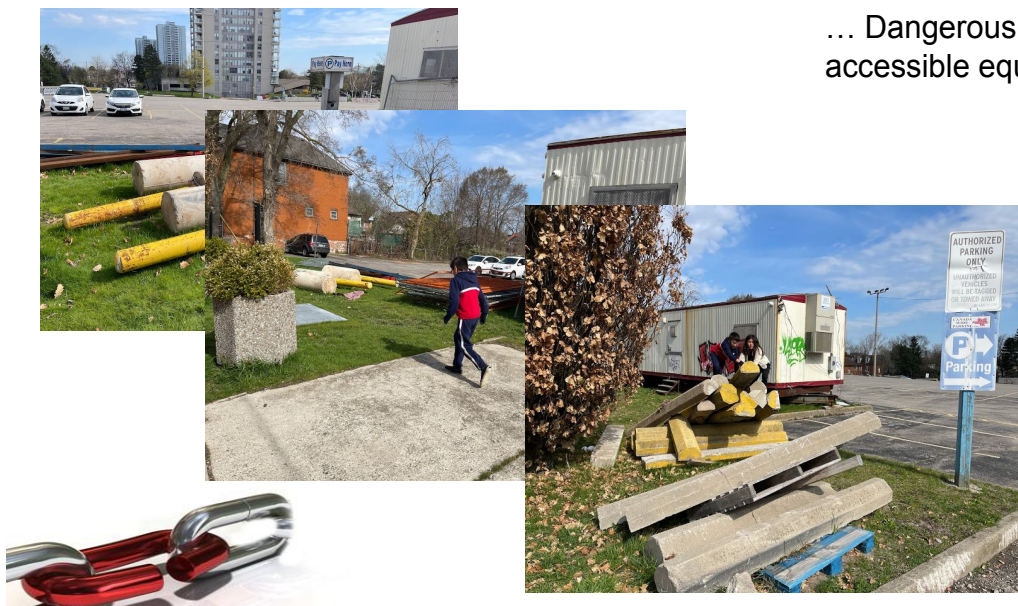
<M> 200 Market St is an active parking lot owned by Vrancor.

It has become an active construction staging site <M>
<M> even though Market St has been closed off specifically for this purpose.

<M>

Keep Residents Safe

... Dangerous materials & accessible equipment ...



<M> Vrancor's parking lot nearest Market Street has become a place to <M> haphazardly put materials and equipment without adequate <M> safety considerations.

<M>

Keep Residents Safe



Nothing attracts kids more than an opportunity to <M> play on large equipment.

<M>

Keep Residents Safe



<Hold.... M>

Keep Residents Safe



This unauthorized site:

- ✓ No control by Developer
- ✓ Hazardous To Those Parking
- ✓ Very Attractive to Kids
- ✓ Potential Death Trap



Vrancor has failed us.

<M>

<M>

Strathcona residents expect more from Vrancor.

<M>

<M>

<M>

Work ONLY during allowed times

Tuesday, April 20 - Thursday April 22

- Vrancor unilaterally engaged in an extremely disruptive and very loud late night construction on City property.
- Ferried gravel in a dump trunk without a flag person across a dark, open and unguarded parking lot.
- Parking lot should not have been used as a dumping ground and construction site.



There have been more violations of work being done either too early or much too late, but this is the most recent example.

<M>

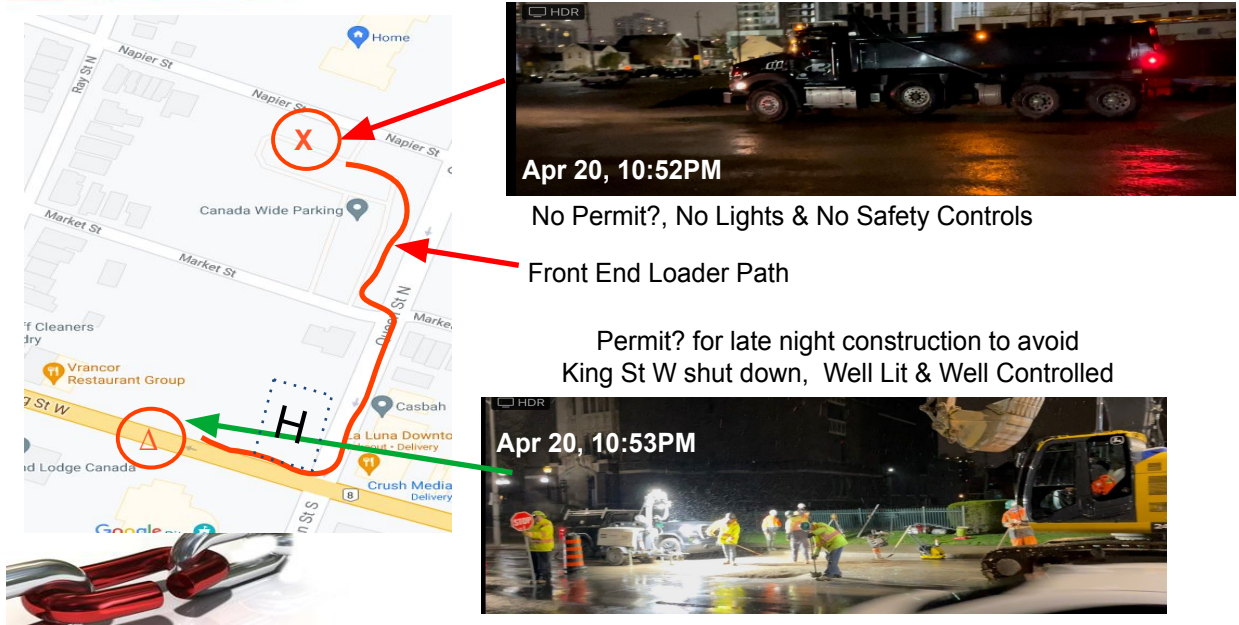
Vrancor's ownership of various Strathcona properties seems to give them license to carry on construction

<M> WHEN, WHERE and HOW they see fit.

<M> This include the use of heavy earth moving equipment with loud alarms when moving in reverse and dump trucks banging the tailgate to empty their load.

<M>

Work ONLY during allowed times



On Apr 20, Vrancor dug up King St W at night. <M> Judging by the location, it was somehow related to the six story residence that Vrancor is permitted to build at 354 King St W.

<M> Some 2 blocks away nearest Napier St, again using the Vrancor owned parking lot, a staging area for gravel and heavy equipment was used well into the night and early morning. Clearly, this is NOT the permitted work area!

<M> For most of the night the heavy equipment moved back and forth between these 2 sites, disturbing and aggravating Strathcona residents at 75 Queen St N, Ray St N, Market St and residents on the opposite side of Queen St N as well. This is a population well over 500 residential units.

<M>

Work ONLY during allowed times

Between Wednesday, April 21, 9:45PM & Thursday, April 22, 1:30AM

Front End Loader & Dump
Truck in parking lot at 200
Market St



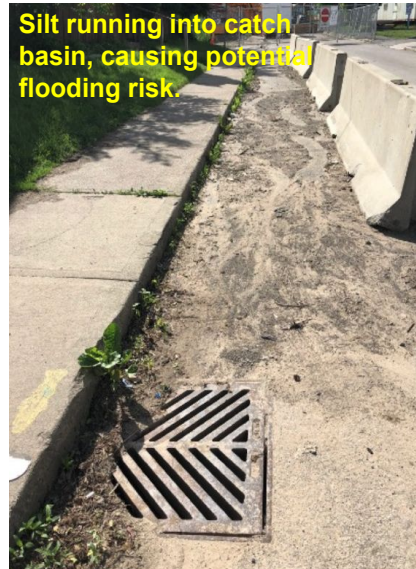
My home looks <M> out directly onto the <M> parking lot in question. <M> There are no lights on on this lot.

<M> With only vehicle head lights it's much too dark to work safely.

<M> Earth moving with dump truck and front end loader is much too noisy into the night and early morning.

<M>

Respect Shared Infrastructure



<M> Vrancor's activities in Strathcona have damaged infrastructure important to the community.

From actively used access routes used by residents going to and from downtown

<M> To necessary storm sewer drainage filling with silt <M> <M>

Only after it was brought to the City's attention did Vrancor remedy this situations.

The city found that no silt sacks installed in this catch basin and the silt had gone directly into storm drainage pipes.

<M>

Respect Shared Infrastructure



Oil Spill at 200 Market St parking lot.

Oil going down the drain.



<M> There was an oil spill on the 200 Market St Parking lot.

<M> Oil did go down into the drainage sewer. <M>

The city or the Ministry of the Environment, had to install sponges inside the drain to absorb it. Again, it was only after it had been reported by Strathcona residents.

We feel that we have to “babysit” this site to prevent more damage.

<M>

Respect Shared Infrastructure



Drains have never worked and residents have come to call this “Lake Vrancor”.

Floods every time it rains.



<M> Some Vrancor installed storm drainage pipes have never worked properly.

“Lake Vrancor” appears regularly.

<M>

At times, Vrancor’s solution was to use a pickup truck with a front end snowplow to push the water off of the lot into the surrounding streets, with whatever contaminants that might be in the water.

<M>

Strathcona's Expectations of Developers

It's Simple!

- ✓ Keep Residents Safe
- ✓ Work ONLY during allowed times
- ✓ Don't Damage Shared Infrastructure

Vrancor's grade: **F**

So how does Vrancor do in the eyes of Strathcona?

<M>

Vrancor gets a failing grade from us.

<M>

How Does This Relate To Vrancor's Application?

1. Strathcona has simple and reasonable expectations of our community which are repeatedly violated by Vrancor.
2. Strathcona is a RESIDENTIAL / FAMILY oriented community dealing with dangerous and irritating conditions.
3. Vrancor has already received one concession allowing the Hotel to be 10 storeys instead of 6.
4. Why should we make a second concession to such a bad neighbour?

<M> 1) Vrancor has violated our expectations

<M> 2) Vrancor has made our community less safe and an irritating place to live

<M> 3) Vrancor has received one concession already allowing a 10 storey Hotel

<M> 4) Strathcona is NOT Downtown, even though Vrancor goal is to make it so. Why should we make a second more impactful concession to such bad neighbour?

<M>



How Does This Relate To Vrancor's Application?

**For these reasons we request that you DENY
Vrancor's application to amend the Strathcona
Secondary Plan.**

For these reasons, please deny Vrancor's application
to amend the Strathcona Secondary Plan.

**Thank you for your
consideration**

**Robert Hilverth, member of
Strathcona Shadow Dwellers**



Thank you for listening.

I am Robert Hilverth, an active member of the
Strathcona Shadow Dwellers.

The Strathcona community knows what the city needs
to do.

<ESC>