

From: Gabriel Nicholson

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To: Office of the Mayor <mayor@hamilton.ca>; clerk@hamilton.ca; Ward 1 Office <ward1@hamilton.ca>; Farr, Jason <Jason.Farr@hamilton.ca>; Nann, Nrinder <Nrinder.Nann@hamilton.ca>; Merulla, Sam <Sam.Merulla@hamilton.ca>; Collins, Chad <Chad.Collins@hamilton.ca>; Jackson, Tom <Tom.Jackson@hamilton.ca>; Pauls, Esther <Esther.Pauls@hamilton.ca>; Ward 8 Office <ward8@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Pearson, Maria <Maria.Pearson@hamilton.ca>; Johnson, Brenda <Brenda.Johnson@hamilton.ca>; Ferguson, Lloyd <Lloyd.Ferguson@hamilton.ca>; VanderBeek, Arlene <Arlene.VanderBeek@hamilton.ca>; Whitehead, Terry <Terry.Whitehead@hamilton.ca>; Partridge, Judi <Judi.Partridge@hamilton.ca>

Subject: For GIC June 16

Hello General Issues Committee,

The staff report for Wednesday GIC is not online at the time of this writing, but from past reports I imagine it's going to go something like this:

"We are going to reduce or remove service from many Hamiltonians to justify giving some Hamiltonians the gold carpet treatment"

We can not be considering proceeding with a Memorandum of Understanding until the Federal Government produces the conditions they attached to the funding.

CBC Hamilton May 13, 2021

Part of the deal, McKenna said, will involve numerous conditions such as affordable housing and community benefit agreements, though no further details were provided.

That is a pretty important piece of the puzzle before anything is agreed upon.

Also, it was written in an op-ed that "7,000 high-paying local jobs" would be created. This is such an odd number. Back in the 2009 Economic Potential Study it was referenced as - "some 6,000 jobs would be created due to construction expenditures combined with over 1,000 ongoing jobs due to on-going operations and maintenance."

It's odd because the Hurontario Line Benefits Analysis states "The construction is estimated to create some 6,210 person-years of employment" and that is a 20km line. Years, not jobs. The Eglinton Crosstown is creating thousands of jobs, 2,500 at peak construction. That's half a subway. Yet their community benefits were lauded as "create tens of thousands of design and construction jobs."

A whole 43 people in Eglinton neighbourhoods get to work for Crosslinx.

2013 Rapid Ready Report PW13014 stated - "The Benefits Case Assessment estimates that 3500

temporary jobs will be created in Hamilton during the construction period and 300 permanent jobs" The 3500/300 numbers were reiterated by Workplace Planning Hamilton in an 2018 document about project jobs. Yet it does not confirm those jobs will be filled by Hamiltonians.

Considering the multinational conglomerates who will be bidding on this don't exactly have offices in Hamilton, why do we think that "7000 high paying local jobs" will be created, let alone offered to Hamiltonians?

On social media a long diatribe was written headlined "The Sacrifice Zone - Hamilton's Lower City" and the author is oblivious to how this project will sacrifice affordability in our lower city.

Postings about the affordability component of the Downtown Entertainment Precinct have people riled up because they didn't understand the definition of affordable housing. With a 5% yearly increase in CMHC Average Market Rental, we're looking at a 2025 rate of \$1398 for a 1 bedroom and the 'affordable price' will be \$1748! A 2% yearly increase will still be \$1512 as per the affordable definition. Nevermind 2 or 3 bedroom units, where families live. That will be the whole corridor, from Eastgate to McMaster. The pressure the corridor endures from higher rents will push into the rest of the lower city. Any differences in rents between Wards 1 to 5 will be erased.

In the Region of Waterloo, they redesigned their whole transit system to prepare for an LRT and then they awarded the contract.

Hamilton has not.

In the Region of Waterloo, they implemented a series of Express buses to bolster their ridership.

Hamilton has not.

In the Region of Waterloo, they offered developers along the project corridor No Development Charges for years, and devs cashed in about \$50 million not having to pay; and this drove the building boom.

Hamilton has not.

In Waterloo, it's now too pricey for many residents and businesses along the corridor.

Hamilton is on that path.

regards,
Gabriel Nicholson