

Pilon, Janet

Subject: Acknowledgment, re: ZAC-20-033, 1411, 1415 Upper Wellington St., Planning Committee Meeting, Oct 5, 2021, 9:30 am

From: Carlo Silvestri <carlo@remaxcentre.ca>

Sent: Friday, October 8, 2021 5:14 PM

To: Kelsey, Lisa <Lisa.Kelsey@hamilton.ca>; Schneider, Melanie <Melanie.Schneider@hamilton.ca>; clerk@hamilton.ca

Cc: Office of the Mayor <Officeofthe.Mayor@hamilton.ca>; Pauls, Esther <Esther.Pauls@hamilton.ca>; Pilon, Janet <Janet.Pilon@hamilton.ca>

Subject: Re: Acknowledgment, re: ZAC-20-033, 1411, 1415 Upper Wellington St., Planning Committee Meeting, Oct 5, 2021, 9:30 am

Dear City Clerk,

As per the attached email from Lisa Kelsey, I have missed the deadline to make a submission to City Council on this matter.

Please accept this email as my submission to City Council.

As per my presentation to the Planning Committee, I am very concerned about the high density of this development.

I.e. the request to increase the height of the building from 7 storeys from the allowed 3 storeys,(ITCA Place on Upper Wentworth St. is the tallest building in Crerar Neighbourhood at 6 storeys) the still unresolved situation with storm drainage, the request to hook up to sanitary sewers to 103% of their capacity.

The study for Upper Wellington road and sidewalk improvements is to be completed in 2025 after the elderly residents have already moved into this mixed use complex.

Please see this link to the applicant's website. <https://shalommanor.ca/hamilton> The applicants are giving the impression that this project is already approved.



Hamilton Campus of Care - Shalom Manor & Gardens

A Shortage of Long-Term Care in Ontario. By 2031, it is estimated that approximately one in four Canadians will be 65 years or older. Hamilton has been identified as one of the top 15 metropolitan areas in Canada with 17.9% of the population 65 years or older.. Shalom Manor & Gardens is experiencing waitlists from 5 to 8 years. Almost one-third of those on the waitlist are from the Hamilton

...

shalommanor.ca

Please note that I am not opposed to the uses proposed, only to their density.

Please also note that there is also a significant difference between long term care and assisted living/retirement/seniors apartments.

The latter being privately funded rental units at market rates with few governing rules while long term care units are provincially funded and fall under the jurisdiction of the Ontario Ministry of Health and Long-Term Care. The application does not make these differences clear and seems to use the terms interchangeably. The urgency of getting planning approvals to get promised funding for long term care units has nothing to do with assisted living/retirement component of this application. Please reconsider approving the application as submitted.

***At the very least, I respectfully request that the H-holding zone be amended to include the proof of adequate sanitary and storm services and the approval for funding Upper Wellington St improvements to adequate urban and safety standards before the H is removed. I respectfully submit that these amendments are more than fair considering the huge increase in density which the applicants will be allowed.

Yours truly,
Carlo Silvestri
[REDACTED]
Hamilton, Ontario
[REDACTED]
905-541-3510

Carlo Silvestri
Broker
cell: 905-541-3510
carlo@remaxcentre.ca
www.silvestri.realtor

[Unit 42, 1070 Stone Church Rd. E., Hamilton, ON L8W 3K8](#)

O: 905.385.9200 www.remaxcentre.ca

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