

3.1 (c)

From: James Crowe

Sent: Sunday, November 14, 2021 7:13 PM

To: clerk@hamilton.ca

Subject: This letter is intended to state my position on the proposed boundary expansion.

Clerk City Clerk,

As a resident of ward 12 who bought an existing home built circa 1949 , I am against expanding the boundaries into arable farmland and encroachment of First Nations land for a variety of sound reasons.

In general , cities can not sustain expanding infrastructure such as roads , police , public utilities and fire services without some compromise such as elevating taxes in the near future.

Also, I have heard that buyers of single family homes are already complaining of lower quality builds and higher purchase prices for single family dwellings.

We purchased a “used” home as we understand that the province and ,by extension the country as a whole is running out of cheap building material and labour, driving the cost of new homes increasingly higher on a larger city footprint.

Rather than bowing to provincial pressure to expand housing beyond existing borders at the expense of the city core; Wards 1, 2, 3,& 4 , why not propose to Queen’s Park a partnership with them to remediate inner city properties such as Central Park and offer them up to developers for multi unit low density dwellings. If done properly

this would raise property values in these neighbourhoods and owners who have lived there would see their neighbourhood evolve into a more citizen friendly environment.

Hamilton should be developing the inner city more vigorously such as we have seen on James Street North with some condo developments.

Hamilton’s downtown core has great potential but it isn’t there yet. It needs help and that could be something the province should be helping with .

As a new resident in this City perhaps I see a new future better than some but I don’t believe expansion of urban sprawl is a good manner to go about building a city.

You need only look south of the border to see that urban sprawl doesn’t work. Detroit is a quick example.

Besides, Southern Ontario’s got only too much property on nonarable land , don’t cover up the best, clean it up.

Thanks for your time.

Sincerely

James Crowe