

**From:** David Hood

**Sent:** July 4, 2022 10:25 AM

**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca)

**Subject:** Written Submission to Planning Committee - File ZAC-21-023

City Clerk,

Reference ZAC-21-023

Zoning By-law Amendment Application for 1540 Upper Wentworth St.

I am responding to a letter that I received from the Legislative Coordinator of the Planning Committee asking for comments on this Application.

I am **NOT** supportive of this potential project and have many concerns:

**More Pedestrian Traffic:** adding to an already "Pedestrian Busy Area". This is due to proximity of 3 schools in the Neighbourhood with many kids and parents walking to them

- St. Marguerite d'Youville Catholic School, Helen Detwiler Junior Elementary School and St. Jean de Brébeuf Catholic Secondary School. This survey also includes a large Park (Elmar Park) which is always in use by Pedestrians.

**More Automobile traffic:** There are also two other schools very close Ray Lewis Elementary School and Nora Francis Henderson Secondary School which add to the vehicle traffic. We already have many parents, teachers School Buses and service vehicles going to these five area schools. This is a large densely populated survey with many residents and automobiles.

**More Parking of Cars:** Most of the existing units have one Parking Space in their Driveway and most of the residents have more than one vehicle. The end result is a significant number of Parked Cars at/near the entrance to these units already. The proposal of a building with 126 units with parking for 61 (I believe that was the number). is **not** enough parking for this number of units.

**Surrounding Streets and Infrastructure:** This Building is on a School Route for **5 different schools**. We also have a Strip Plaza at the top of Upper Wentworth St. and Rymal that is really very busy with a number of stores including a Food Basics. We also have Wentworth Heights Retirement Residence and Long Term Care at the same intersection. Upper Wentworth is also a "feeder street" to the Lincoln Alexander Parkway and to Limeridge Mall. Believe me when I say the surrounding streets are very very busy.

**Property Value:** I do not have a Personal Objection to Non-Profit Housing, but if you look at this area you will notice that we have a number of "Non-Profit" Homes/Developments, and I really believe that this area has "**more than**" our share of this kind of development. Continuing to make Zoning Changes to accommodate more of this type of Housing in the same area is going to have a "Negative Impact" to the property value of all the homes in the area, but especially impactful to Emperor Ave which has the "Entrance Driveway" and "Overflow Parking" to this proposed facility. That is not fair to existing residents of this area who's needs also need to be considered in this decision.

Kiwanis was asked during the Virtual Meeting about "why build here" for this Development and their response was that it was cheaper because they already owned the property! I do not think that is a "Valid Reason/Response" to the area residents, who have lived here for many years and did not know they would have to live here with a new "High Rise Building" and the related issues that would come with that decision.

Thank You for this Opportunity to express the concerns of myself and many of the other residents that I have spoken to.

David Hood