

Randy McLelland to speak against the application for re-zoning of 1842 King St E. (August 9, 2022)

-I understand that the zoning by-law will be changed from institutional to residential as the city of Hamilton has made it known it requires more residential space in all of the neighbourhoods within the city limits. According to “Imagining New Communities” located on the city of Hamilton website: the Low Density Up to 60 units per hectare, Medium Density: Between 60- 100 and High Density: Between 100 and 200 (higher in key areas). The proposed 500 units more than doubles the top figure. I believe that we are not being unreasonable by asking for the limit of residential units per hectare be kept at the current maximum of 200 for all properties.

- The builder is stating this complex will fit in with the current look of the neighbourhood and I disagree. They state that 4 - 13 storey buildings would fit in since there is a 12 storey building nearby but the proposed complex will be multi level from 8 to 13 stories with no space between them and 3 levels of underground parking. This equates to 16 buildings (not just 4). I think a complex of this size would fit more in downtown Hamilton. –

- I moved here 10 years ago because this neighbourhood was very low density in nature and didn't look like downtown areas with large apartment complexes. Yes there were tall buildings but they were separate and had green space between them. These larger buildings although out of place amongst the houses and smaller buildings did not intrude upon the quaintness of the area.

- I agree with the many letters and comments made to the builder (at the zoom meeting last fall) that the construction and new residents of this complex will increase the level of: Noise, Air pollution and Traffic to an unbearable level for the current residents of Rosedale and all of Ward 4. As well the buildings will reduce sunlight to many homes, businesses and wildlife that require them. The amount of new residents to the area would also put a strain on all of the businesses, to offer adequate and necessary services to them.

- I live at # Rosedale directly adjacent to 1842 King St E and my life will change drastically if this complex is built! I will lose the majority of the enjoyment of my backyard during and after construction due to loss of sunlight, privacy, noise, dust and wildlife. When I moved here I wanted to retire and live the rest of my life here, I now doubt very much this will happen. As well it is naive to believe that the foundation of my house will not be ill affected due to the digging of the 3 storey underground parking area less than 100 ft from it. I believe my property will be greatly de-valued during construction of the complex.

-Our lives have been on hold for the last year and a half due to the uncertain outcome of this build. We were given a 30 day deadline of June 14, 2021 to submit a notarized affidavit in regard to a 2 feet land dispute at the rear of our property, it has been over a year and we have received no response even though we have followed up to their lawyers. We were contacted on September 22, 2021 (via registered mail) in regards to interest in purchasing our property by the developer of the proposed complex, we have received nothing else since. Do we own the 2 feet or not? Will they purchase our property or not? Will selling our property be at a loss or not?

- One last point my current Ward Councillor stated in a zoom meeting last fall, that this project was “going to happen so we should just learn to live with it” so is this meeting really necessary?