

To the City of Hamilton  
Office of the City Clerk  
71 Main Street West, Hamilton, Ont,  
City of Hamilton Council, Planning Committee

Re: Urban Hamilton Official Plan Amendment (File No. UHOPA-22-019  
Zoning By-law Amendment (File No. ZAC-22-045

DRAZEN SPEHAR WRITTEN SUBMISSION TO THE CITY OF HAMILTON  
REGARDING ABOVE NAMED AMENDMENTS AND PROPOSALS FOR 570  
UPPER OTTAWA/1093 FENNEL AVE.

Dear Planning Committee and City of Hamilton council,  
My name is Drazen Spehar and I am the owner of XX Rendell blvd, the house that is directly impacted by this development proposal. My property is bordering at the west side of proposed development site 570 Upper Ottawa/1093 Fennel ave.  
I am writing this submission with intention to express my absolute opposition and disapproval for the proposed project and change of zoning. If approved, this so called “medium density, townhouses/ concrete jungle” project will forever destroy and ruin lives of the residents/owners of Rendell Blvd. and Merle crt. that are backing onto this development.

1. Term “medium density” is eye-poker, it is more like high density to me after looking into proposed site building plan and number of units in the building along with townhouses. Planners and developers can use those terms how it fits them regarding what is the final goal they are trying to reach. Just look into plan drawing...is that medium density??? Its misleading as I can see.
2. 2 storey Townhouses are going to be erected only 6.5 m from our backyard property line and main building will be only 45 m away from our backyard property line. These buildings will completely cover our back yard sights and all of the windows on the east side of the house will be facing directly into buildings resulting in restriction of enjoyment of property and loss of privacy. Also, 10' fence (3.3 m) high, will only cover main floor of the townhouses. Proposed townhouses height is 9 m. Looks like we will have other 6 m of townhouses walls to look into, not accounting what is behind , another 12 storey or 44 m of main building from which 8 storey will be in direct eyesight above the roofs of the townhouses. Just try to picture all this and you will realize that our enjoyment of the property and our privacy will become thing of the past. Still, to take into account noise during and after construction, how can someone imagine to live behind construction site that might take years before its complete?

3. When I purchased my property Sherwood plaza was zoned commercial. And still is. If I knew that one day proposal like this would come to the light of a day, I would never buy my house at 187 Rendell blvd, and I am sure that most of my neighbors wouldn't buy it either. Residents in our street are hardworking people who pride their ownership and we invest lots of money upgrading it, make it nicer. Our whole street is beautiful and houses are well up-kept. Mature and established neighborhood. This development project, if approved, will drastically reduce our property values, up to 30% according to Re-max broker. We spent whole life working for our biggest investment, our home. I am cancer survivor and diabetic, still employed full time. I have nowhere to go, neither afford to move somewhere new. But, the most important is that I don't want to move some place else. I love my neighborhood and my house, love my backyard, love where I live. That's why I choose to fight this irrational development proposal and change of zoning. Now, questions for City Planners as they are supporting this development proposal "How could you do this to us"? and "Why you are doing this to us"? Everything we have is in this house at 187 Rendell blvd, all my 30+ years of hard work is invested into that house, all of my sweet, tears, blood, back pains. If you approve this proposal, you will indirectly destroy years of my hard work and take safety and security net away from our family along with all other affected neighbor properties at Merle crt/Rendell blvd. Just to please developers and to help them to make more money? Or because this project will bring more future revenue for City of Hamilton? To me it looks like "lets get more money by destroying blue collar people lives", they have no money anyway to fight us back. Story of "Robin Hood" was little bit different, he took from rich and gave to the poor.
4. This proposal, which is being supported by City of Hamilton Planners, does not say anything about financial compensation to the bordering home owners of Merle crt. and Rendell blvd. Is that something that will be discussed at later date or is that something that was being overlooked or forgotten, or is that something that Planners didn't think is needed to be included into this development proposal because bordering home owners does not deserve or are not entitled to any compensation for their Property value depreciation, loss of enjoyment of property and construction nightmare that will last for years????
5. PARKING. Proposal now calls for underground parking and on-ground parking, total of 543. Total number of units is 428. That represents 1.27 parking spots for each unit. Something is wrong with this picture. Where commercial units patrons will park? What about visitors to the residential building? Also today many families have more than 1 vehicle? Where they all are going to park? On the plaza across the street (Rexell plaza) or on the Rendell blvd side street? This is big overlook for Planing committee. Bowling lanes in the Commercial area of the newly proposed building will have many attendees plus all of the other businesses, where they all are going to park?

6. TRAFIC ON THE CORNER OF FENNEL AND UPPER GAUGE. Planners noted that Transportation Impact Study was done, they reviewed it and supported the project . This raise big red flag, because us, residents of the area, know how bad traffic jam can be on this busy corner and how fast some cars are flying in 50k zone. Stretch from Upper Ottawa until Upper Gauge has nick name...rally stretch. Just ask residents why is that, you will hear. Now, add 428 unit (estimate of 1200 plus extra people daily) and you will realize that something is wrong with this picture. None of us, residents, were involved in this study, or at least I have no knowledge of that.
7. PROPOSED BUILDING IS TO BE BUILD VERY CLOSE TO THE SIDE WALK AND STREET. By looking into drawing plan of the site, this one raises eyebrows? What is going on in here? Isn't it normal for building to be pulled back from the sidewalk? Are you trying to make New York City on East Hamilton mountain? Is this how developers are trying to “blend in” into existing building structures? And Planners supporting it? And 12 storey? Who could approve 12 storey building right on the corner of two arteries intersection?
8. SITE PLAN DRAWING IS NOT DETAILED BUT RATHER VERY BASIC, MANY QUESTION ARE BEING RAISED

- garbage locations
- intake and exhaust units location for each building
- very small or almost non existing green space area
- where children are going to play
- where dog owners will walk their pets
- how garbage and recycle collectors and commercial delivery vehicles are going to maneuver trough such small space,
- drain and waste wated systems,
- existing power lines locations and is there any plan to relocate them (South side of the newly proposed building that is facing Fennel ave, is sitting directly on the existing power lines location, etc.
- it is very strange (in my opinion) that Planners would support this project and present it to the residents based on such basic site plan drawing.

9. SAFETY. This was raised many times again and again. Safety of pedestrians, students, kids, elderlies will be in question because of such dramatic increase in number of vehicles.
10. CRIME. Planing Committee never presented us with plan how they will make sure that there will be no increase in crime. Project of this size will absolutely result in crime increase, thefts, vandalism, drugs and other illegal activities? How, we residents, are going to be assured that “Downtown Hamilton” will not come to East Mountain as direct or indirect result of this project.
11. TAXES AND TAXPAYERS COST. How much of this proposed project is going to go on cost of Hamilton Taxpayer, and more important question is “Will property taxes going to be increased during/ or after completion of this “New

Development” project is completed???

12. FIRES, EMERGENCY EVACUATIONS AND FIRE DEPARTMENT OPINION.

This proposal does not mention fire department opinion. How many new residents (full time-part time) will this project bring, 1000 or 1500 or 2000 or more? How about in the case of emergency or in the need for massive evacuations, where and how these people will get out? How about fire in the building, are residents going to be able to escape safely and where they will go, having in mind that their building will be sitting right on the edge of side walk and nowhere to escape at the back? How about Townhouses residents, where is their escape route? Trough our backyards jumping over 10 ' fence or else? How many elevators will be in the building and how long will be the estimate escape time from each floor, how many units per floor,.....many questions in here but Planners didn't find important to give any thought about it.

13. TREES. In the order to finish this proposed project, numerous trees will have to be cut. Developers will pay financial compensations to the City of Hamilton. This is very unusual practice having in mind City of Hamilton philosophy “Save a tree, plant a tree”.

## CONCLUSION

Having full picture now, when final proposal is on the table, its obvious that Planners of The City of Hamilton were making many favors to developers. Proposed development was changed many times and our objections and our opposition regarding this proposal didn't really matter. Developers are getting what they want, from original one 7storey building until this final proposal of 4 2storey townhouses and 12 storey building. Only one “favorable” exception for bordering residents/owners is that developer agreed to lower height of townhouses from 3 and half storey to 2 storey. What a joke this is. Its very clear that big money and power can do anything. Money, greed, political (back door games) and all this dirty business that comes with it, having itself covered under new rhetoric parole “Make more affordable housing”. Do whatever is necessary to make more profit even if it that means to destroy whole neighborhoods and peaceful living in it. To make it clear, this project, if approved, will not help ordinary hardworking people to get “more affordable housing”. It will not help East mountain residents to get access to “affordable housing” Only those with already lots of money will benefit from this project. Most of the condos will be rented out for astronomical high rent and ordinary Joe will again be left in the dark. Existing Sherwood plaza business owners will not be able to stay because the rent will be sky-high. New generations of Hamiltonians don't have any future regarding purchase of first time homes. First time home buyers are not able to buy their first time home unless they have rich parents, hit 6/49, and of course unless money is coming from overseas. Greed, real-estate speculators, flippers and manipulators combined with “questionable” foreign money, brought Canada housing affordability to its knees. Projects like this are just going to add more fuel on the fire. Developers don't care about Hamilton and our

community. All they care is big financial return in the shortest amount of time, They don't live in our community, they don't have any mercy how big negative impact their projects will have on our peaceful living in our East mountain area. How many homeless Hamiltonians that are now living in encampments will benefit from this proposed development? Answer is "0" and we all know that.

So, for the end, dear City of Hamilton council, from the bottom of my heart and with lots of desperation I beg you DO NOT approve this building proposal and proposed change of zoning. Take very close look into this proposed plan, ask yourself and ask Planning department lots of questions and you will see that there is lot of things missing in here. Please, pay special attention on Appendix "F" to Report PED23114, you will find out how residents complains and concerns were simply being downplayed by Planners and developers. They never heard and understood our fears and legit complains but rater instead they pursued their proposal not willing or not able to acknowledge negative consequences of it. Please have a courage to finally say "STOP", this greed once has to come to an end. It cant go on forever. This project will be one big nightmare if approved and also who will benefit from this project?. For sure this will not be us, the residents of Merle crt/Rendell blvd, neither the residents of East Hamilton Mountain. And, for the end, I am not against new development as long as that development has real benefits for community and for all residents involved. But, this proposal if comes to fruition will destroy our community and our live hoods.

Respectfully yours,  
Drazen Spehar