

**From:** Nicole Thebaud

**Sent:** August 9, 2021 7:48 AM

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

**Subject:** Notice of Public Meeting - 4 Vickers Road - Comments

Good Morning,

Please see below comments with respect to the public meeting of the planning committee for 4 Vickers Road to be held on Tuesday, August 10th. Please ensure my name and personal information is withdrawn from any written communication.

1) It is wrong that this public meeting is being held during regular business hours. I think these meetings are scheduled this way to hedge council members' bets that residents will not attend given the awareness of the overwhelming distaste for this project.

2) I believe that the developers and/or their agents did not survey the existing neighbourhood before planning the development. If they had, they would have noticed that the vast majority of homes within the Fennell-Mohawk-Upper Wellington-Upper Wentworth block are one-storey bungalows. I understand that if they had chosen to proceed with the same style, rezoning of the school land would have been needed which would cause nothing but headaches, time, and money, however these townhouses will not fit within the neighbourhood feel. Appearance matters.

3) What will be the impact on our water services? Not just the water entering our homes, but also the fire hydrants. We currently have the best pressure available as per the Fire Underwriters Survey. Not only will this disrupt an essential service, but it is also a factor in the cost of personal residential insurance.

4) We currently have a combined sewer system. Does the City have a plan to make developers update services? Dumping storm/sanitary into an already overburdened system are claims waiting to happen.

5) With respect to the trees that line Vickers Road that the City planted two years ago, what is happening with those? Why did the City waste tax-payer money if they knew they would not be purchasing the land?

6) Many of the roads in our neighbourhood are zoned for parking on one side of the street only. Will they (and all of them) continue to be as such?

7) Two-car driveways are a must. Given the price of housing and what we have seen based on recent sales in our neighbourhood, many of these units will most likely be multi-generational homes or multi-unit rentals.

8) The condition of Vickers Road is already atrocious. Given the number of heavy vehicles that will be driving down this road, multiple times per day, should this project be accepted, will the developer be responsible for road replacement?

Please confirm receipt of this email.

Thanks,

Nicole Thebaud