

**From:** Cathy Biggs

**Sent:** January 31, 2024 7:46 AM

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

**Cc:** Clark, Brad <[Brad.Clark@hamilton.ca](mailto:Brad.Clark@hamilton.ca)>

**Subject:** Non-statutory Public Meeting 1065 Paramount Drive, UHOPA-23-005 & ZAC-23-006

## **STOP THE HIGH DENSITY REZONING**

**Meeting to take place February 6th.**

**Please present this email at the meeting.**

We have been residents of "Albion Estates" for over 40 years. We've watched the survey transform with single family homes, town homes, churches, schools, a low rise 3 story apartment building and retail space.

This is the final property left to develop. Its proximity (sandwiched between) TWO schools and TWO daycares has always been worrisome. The request to rezone the land to high density in order to cram an 8 story building and over 100 town homes is outrageous.

The traffic congestion on Mud Street and Paramount is already very heavy, not to mention the congestion daily on the Redhill, especially at the top in the morning. Currently there are 2 high rise condo buildings under construction at the top of the Redhill and another on Rymal Road and Fletcher Road which will put the traffic congestion over the top on the LINC and Redhill.

The picture presented to the community included a 4 lane road in the front with plenty of room for cars and parking. This is definitely not the actual site view and situation. Our survey is a two lane road with 5' flower beds that run down the center of the road to slow traffic, again over concern for the children.

"Parking will take care of itself" was stated by the planner during his presentation to the community. The community knows this to be another falsehood. Whether the builder/planner likes it or not, most units will have 2 cars. The plans don't have sufficient parking for all the units so all the overflow will be on the side streets clogging up the roads and adding to unsafe areas as the children head to and from school.

Underground parking in that close proximity to the schools is a recipe for disaster not to mention the blasting needed to accommodate the depth. We already have cracks in our foundations from the blasting that happened during the construction of the Redhill, we don't need any more.

Since the land is already zoned for institutional, why doesn't the city buy it for the purposes of another school. Perhaps Billy Green could be a K-5 and use the new facility for a collective 6-8 from Billy Green and Janet Lee and Gatestone, which I'm sure are busting at the seams, not to mention the additional students all this new construction will bring.

Just because the provincial government is pushing and rewarding developers for building more available units, please don't allow this property to be rezoned to HIGH density. This will ruin the community that has been established for over 40 years. There have been petitions signed by community residents that exceed 4000 signatures. This alone should speak volumes to the council. The proposed apartment/condo is not appropriate for our neighborhood.

Thanks  
The Biggs Family