

January 30, 2024

City of Hamilton
71 Main Street W.
Hamilton, On

clerk@hamilton.ca

re: Rezoning of 1065 Paramount Drive to High Density
Mikmada (Paramount)Inc.

OLT-24-000051/OLT-25000052

Reference Number(s) UHOPA-23-005 ZAC-23-06

This change if it occurs will greatly impact our neighbourhood. I hope the OLT investigates all factors before approving the appeal by the builder for non-decision. We hope that the OLT gives serious consideration to the concerns of the residents of the community. The focus on more units is not always best for an existing neighbourhood. The concerns stressed by residents are derived from everyday living which is fact. As the builder has shown us he is not willing to work with the residents. At the June 27, 2023 meeting John Ariens from Arcadis Inc was quick to say he listened to the concerns of the residents however the units were increased from 299 to 304. The increase in parking spaces to 415 spaces still falls short of the required parking for 304 units. Further explanation below.

Average Parking per household is 1.6 – 1.8 per household. Based on 1.7 the parking spaces required are 517 spaces vs 415 allowed by builder which amounts to 20% less parking. When Mr Ariens was asked about this his answer was “parking will take care of it self” and there will be less cars on the road. No clarification as to how this conclusion was derived other than squashing any further discussion. Statically it costs \$50,000.00 to add an extra parking space therefore the increase of 5 residential units from original proposal will probably offset the costs of extra parking spaces once again the builder painting the perception that he is addressing the concerns of the community.

As far as this neighbourhood being a walking neighbourhood, once again no clarification on this conclusion. Walking score for this area is 53.

Closest grocery store is Sobey's on Stone Church which is a 30 min. walk one way.

Stoney Creek Go is a 10 minute car ride in light traffic and a 40 min bus ride.

Hamilton Go Centre is 18 min. car ride in light traffic and a 50 min. bus ride.

West Harbour Go Station is 25 min. car ride and 55 min. bus ride.

McMaster – 25min car ride and 1 hr and 10 min. Bus ride.

Mohawk College – 15 min car ride and 55 min bus ride

Hence most students and parents will want a vehicle not to depend on a bus

Health facilities require a vehicle to get to as well

So forgive me for practically deducing most household will require 2 cars and that is best case scenario.

Another false perception regarding garages re: parking is that garages provide a parking space whereas in high density housing a garage can barely accommodate a vehicle and based on what is visual in our neighbourhood with garages and driveways is that most people use garages as storage therefore more street parking. Also will the lanes in this development be wide enough to park a vehicle plus two way traffic? This might appear an insignificant issue but very significant when the entire neighbourhood has to absorb the overflow.

Both Billy Green elementary and St. Paul's Catholic school have not increased parking spaces for teachers and volunteer parents so street parking accommodates them.

Paramount Drive is a 2 lane road and I fail to see how this road can accommodate another 500 cars exiting onto Paramount to reach their destination being work, school shopping etc. There is no right hand turn Lane onto Mud to merge onto the link/red hill unless you use the bicycle lane which itself poses safety issues for bicyclers

- Serious consideration should be given to the above issues before approving this development.

We as a community are not opposed to stack homes or town homes but it is the apartment building with its underground parking that is what we are opposing. (issues if blasting is required with the apartment building being between two elementary schools not to mention cranes needed. Do we want children playing under huge cranes during construction. Just glancing throughout the city where apartment buildings) are being construction the cranes seem to present a real safety issue between 2 schools and a park. (see visual) Think of our children's safety.

Yes we need more homes but lets not fool ourselves these units will not be reasonably affordable homes. Hamilton has 500 vacant rentals as of the end of 2023. This development is already being advertised in the GTA as a luxury condominium development that is a brief distance by CAR to Mohawk College and McMaster University situated mere minutes from Hamilton Go Station, facilitating swift and effortless travel for its residents throughout the GTA area. Are these units being built to help Toronto commuters that cannot afford to buy in the GTA or Hamilton residents.

So let me conclude that it is my hope as a resident of 45 years that the OLT review this application not only as it contributing to achieving the commitment the Ontario government has made to new housing numbers but to approving a revised development that will both enhance the community that we residents are proud off and at the same time provide the necessary housing needed and I believe a 8 story apartment condo between 2 schools and a park with limited parking will not achieve this. The City of Hamilton has come to that conclusion also. The community has stepped up to show their concerns. Close to 5000 signatures re: Stop the Re-Zoning of 1065 Paramount not to mention record turnouts for public meetings. Please don't be like Mikmada and pretend to hear us, really hear us.

Sincerely
Domenica & Mel Waselovich, 

From: clerk@hamilton.ca
To: [Kelsey, Lisa](#); [Carson, Katie](#)
Subject: FW: Residents against Rezoning of 1065 Paramount Drive to High Density
Date: Thursday, February 1, 2024 8:44:31 AM
Attachments: [Jan30,24.pdf](#)
[B260AAD2A23B428BAA77FCFBF4D3B4DB.jpg](#)
[C864E767A5414E2D8D4F1B2AAA645EC5.jpg](#)

Magda Green

Administrative Assistant II to the City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

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City Hall is located on the ancestral territory of the Haudenosaunee Confederacy, the Anishinaabe and many other Indigenous peoples. It is also covered by the Dish with One Spoon Wampum agreement, which asks that all sharing this territory do so respectfully and sustainably in community.

From: Domenica [REDACTED]
Sent: January 31, 2024 6:23 PM
To: clerk@hamilton.ca
Subject: Residents against Rezoning of 1065 Paramount Drive to High Density



Just a bit of visual as to the proximity of crane to school property(kindergarten play ground)Do we want our children playing under this or walking to the park with the crane hanging over the walkway. Please give this some serious thought before putting your stamp of approval on the project. Cranes would not be needed if 8 story building was eliminated from project.

Sent from [REDACTED] for Windows