

From: Peter Fleming
Sent: April 12, 2024 8:51 AM
To: clerk@hamilton.ca
Cc: Francis, Matt <Matt.Francis@hamilton.ca>; lyndon george
Subject: Proposed Residential Development - Losani Homes/Glen Echo Drive

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To The Attention Of The City Of Hamilton;

I am writing as a concerned resident of the Glen Echo School neighbourhood.
I live on [REDACTED], across the park from what would be the back side of the proposed development.

I have great concern over the proposed increase in population density of my neighbourhood, originally designed in the 1950s for single family homes with smaller apartment buildings along the perimeter. The existing apartment buildings along Queenston Rd are mainly 5 floors tall with 1 building standing at 7 floors. The apartment buildings running along King St are mainly 3 floors high.

The proposed 8 floor building in the middle of a single family home neighbourhood is simply too big.

On "Birds eye maps" we can count currently about 500 single family homes in the neighbourhood. Losani Homes proposes to increase units by about one third and on an area of land that should only hold perhaps 20 homes, by original design.

We must consider current infrastructure.

Water, gas, hydro, sewage, phone, cable, drainage, roads, parking, schools and emergency service access.

Such a drastic increase in population density will be a stress on infrastructure and on utilities that are over 60 years old and at times are already operating at peak.

2 big schools already exist in the center of this community.

Traffic during school hours is currently maxing out the roads. 3 times a day, in addition to buses, cars are jammed on both sides of the streets and in/out access for residents is difficult. Emergency Vehicles cannot pass through with cars on both sides.

Street parking is already at a max for current residents. The new development must provide adequate parking.

I suggest that the existing residential roads in this school zone are too small/narrow to safely allow such a huge construction project.

I have no problem with new housing on the existing school property. The school has been regularly vandalized and sometimes occupied as shelter since sold by the Hamilton School Board.

Losani homes must build what "fits" in the neighbourhood or abandon the project.

There has been no public consultation on what to do with the land.

How about expanding the park area?

This seems to have all been behind closed doors.

Lets do better planning.

Respectfully,
Peter Fleming