

Pilon, Janet

Subject: 140 Glen Echo Drive Losani Homes Proposal

From: Janet Saleh

Sent: April 15, 2024 4:13 PM

To: clerk@hamilton.ca

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140 Glen Echo Dr.

Writing to notify you I am **against** the Losani Proposal for an 8 storey cond0 and 4 story townhomes at 140 Glen Echo Drive. The reasons are as follows:

1. INFRASTRUCTURE : The infrastructure dates back to 1960.

a) Sewage and the drainage system is outdated. Viola Desmond new build had problems with the third floor washrooms that the toilets were not able to be flushed. How will the current system handle the children from the 264 condos that are being proposed?

b) The current Hydro is inadequate with outages consistently. How will this system withstand another 264 units plus the addition of EV's needing to be charged along with the EV charging needs of the Corman neighbourhood .

2. SCHOOL SYSTEM:

a) Viola Desmond Public School is currently over capacity with the current use of an additional 7 portable class rooms. Where will additional children from this condo unit be accommodated?

b) Glendale High School is over capacity. Built for 800 students and it currently has 1,200 students. Again, where will additional students from this condo unit be accommodated?

3. PROPERTY:

It is my impression that the Losani proposal will devalue the current property values to the single family homes most particularly those residents directly close to 140 Glen Echo. Do we have any idea what the devalued assessment will be and our current taxes reduced?

4. PARKING:

264 units with 1.2 parking spots per unit is 317 spots which is not adequate parking space. In our current social structure both adults have cars along with any young adults living at home . 264 units with 2 spots per unit is 528 parking spots. This proposal is minimally 211 spots short for parking. This computation does not take into consideration any visitor parking. Where are the cars parking who do not have any assigned spaces by the complex? Corman residents **do not** want multiple overflow vehicles from this complex parking in front of the homes on a continual basis.

5. EMERGENCY VEHICLES:

This complex has only one street access used for an entrance and exit. What happens if there is a fire, police or medical emergencies?

6. TRAFFIC:

a) Losani Homes notes that there is an HSR service with transit stops on Glen Echo Dr. I have lived in this survey since 2007 and have never seen transit stops or HSR. Glen Echo Dr. at time is completely impassable during Viola Desmond School times . There are multiple cars and buses.

b) Currently residents of Rainbow Dr. have difficulty exiting their driveways to access Nash Rd. Losani Homes notes that there would be no congestion in the Corman neighbourhood. With the increase of 264 units how will traffic flow not be an issue?

7. NOISE:

Losani Homes report notes the noise level from 140 Glen Echo would not be disruptive to the area. How would the addition of 264 units, roughly at minimum 528 people plus vehicles, not be disruptive? The homes across the road would definitely be disrupted with the amount of activity at the one access entrance from the street. It would be particularly disruptive with Emergency and police vehicles.

8. CONCLUSION:

I purchased my home in a low density, single family home area. I **do not want mid density** with an 8 storey unit in the middle of the Corman area. I would like to see single family homes of course, otherwise 2 storey homes or 2 storey townhouses would be a better fit.

Thank you
Best Regards
Janet Saleh