

City of Hamilton
Planning and Economic Development Department
Development Planning, Heritage and Design – Urban Team
71 Main Street West
5th Floor
Hamilton, ON
L8P 4Y5
Attention: Mark Kehler

Re: UHOPA-22-016, ZAC-22-030

Dear Mr. Kehler,

Enclosed please find list of comments and questions from concerned citizens regarding the Official Plan Amendment and Zoning By-law Amendment for Lands Located at 399 Greenhill Avenue, Hamilton (Ward 5).

We would like to start with the question as to why only limited number of people in the immediate vicinity of 399 Greenhill Avenue were informed in writing about the proposed changes?

These proposed changes may have a large impact to the neighbourhood community located between Lawrence Road, Quigley Road, Glen Castle Drive and Redhill Parkway, and even further. Majority of homeowners in this area were not advised of the proposed amendment, possible multi year construction and potential significant change in infrastructure these modifications may bring to the community.

Next, we require more information about three issues: construction, infrastructure and supporting services.

1. Construction

- a. What is the anticipated length of the project, from demolition of existing plaza to completion of the proposed buildings?
- b. Daily construction start and end times; is the start time going to interfere with start times of nearby schools, and school bus routes, causing delays and potentially endangering the safety of children going to and from school?
- c. How is construction noise going to be handled? As well as suppression of the construction dust and dirt on the nearby roads and houses? Is there going to be increased street cleaning during the construction?
- d. Regarding the water and sewers, should we be expecting interruptions in water supply and sewers during construction and after, considering the age of the infrastructure in the neighbourhood?
- e. As space is already very limited, where will the construction vehicles traverse (Greenhill is only two lane road (from Mount Albion to Redhill), as well as Mount Albion Road) and what is the plan for the construction workers personal vehicles parking? Are the side roads going to be overwhelmed with the number of vehicles driving and parking on the nearby roads?
- f. Is construction going to cause any road closures and/or detours?

- g. The construction of underground parking lot will involve heavy machinery and possible shifting of the grounds which can lead to structural damage of the nearby homes. Most of the homes in the area were build in 1970's and 1980's making them 40-50 years old and vulnerable to the extensive and prolonged tremors. How is City planning to deal with any potential claims of damage due to construction?
2. Infrastructure
- a. What are the future infrastructure plans considering the increased traffic from all the additional vehicles? As we mentioned before both Greenhill and Mount Albion are two lane roads.
 - b. How about the parking for additional vehicles? If the plans are to have 527 units and only 481 parking spots, what are the parking plans for the additional vehicles? Again, are the side roads going to be used for this additional parking, clogging the side streets, and taking the parking spots from the existing homeowners?
 - c. How about the school plans? The schools currently in existence in the neighbourhood of 399 Greenhill Avenue are already over their capacity and cannot accept more students. Is this going to lead to increased school bus traffic, and increased number of school busses in the area?
 - d. How about the safety of the school children who are walking to the schools, during the construction and also after the construction, considering the increased traffic?
3. Supporting Services
- a. What are the plans for support services such as new schools, grocery stores, banks, gas stations, etc? Considering the number of seniors living in the area, we would be better served having a new and improved plaza built in the existing space at 399 Greenhill rather than 5 buildings with 527 units.

These are only some of the questions and concerns we have regarding the plans listed in your notice. Having the answers to our questions may lead to better understating why the City wants to overwhelm the neighbourhood that is already at the capacity with additional 527 units and additional 1200-1500 people.

Looking forward to your response,

Concerned citizens:

[Ten names and addresses redacted]

Please remove our names and addresses (personal information) from the City of Hamilton report that will be available to the general public on the City of Hamilton website.

Danka Gates

Cc: Councillor Russ Powers, Ward 5