

From: Grace Spadano
Sent: June 17, 2024 10:43 AM
To: clerk@hamilton.ca
Subject: re: 150 Mohawk Rd E . File ZAC-23-015

Very much against this.

Here's the problems:

The 11 storey building will affect my natural light, privacy, my property value, disruption of quiet living enjoyment, quality of life will be affected...i am ill and cannot tolerate noise.....the clearing and blasting noises of this building site for a long long time, Installation of infrastructures .. road paving, utility services etc will all affect myself and elderly folks in their 80s and 90s on Crown Court and all residences in this area will be affected.

How does this 11 storey building fit into this neighbourhood? They have already built a new apartment complex on Upper Wellington at the old police station...its taken years to build and its not quite done....its distrupted traffic on Upper Wellington and contributed to an already congested area...to traffic flow up and down the mountain at the Concession Cut.

This is not the spot for another complex closeby this newly built one on Upper Wellington. An 11 storey building at the busiest intersection and most accident prone area on the mountain?? Look at the record of number of accidents at the corner of Upper Wellington and Mohawk Rd E that have occurred in recent years. This building will be contributing to an already existing issue that was for years and years a major problem in this central mountain location. This hot spot is overly populated!! An installation of a one-way traffic light at Upper Wellington and Hester St had to be installed due to high traffic and accidents that have occurred here. People have died at this hot spot. Its the only one way traffic flow light i know of on the mountain for this very reason. Its the 403 during rush hour in this central area! Its a very busy intersection. Traffic does not flow..it is bad enough now.....

The Tim Horton's at the corner of Mohawk Rd E and Upper Wellington highly contributes to the messiness and inconvenience of this area.

Here's why:

Each morning at any given time customers will wait on the street to get into this Tim Hortons. This backs up traffic at this intersection flowing all 4 ways. It's very hard to exit the Tims from Upper Wellington as it is so busy. It is the main entrance AND exit of this Tim's location. Once again contributing to high congestion and an already overly populated area.

St Michaels Elementary school at Upper Wellington and Luscombe St. highly contributes to high traffic and congestion.

Here's why:

Parents are parking in Crown Court to wait to pick up their kids after school from St Michaels elementary school and it is not even close to the school. These parents are parking on BOTH sides of the street on Luscombe St. to drop off AND to pick up their children....it is a very tight street and they are parked at very far

distances on this street from the school...lots of cars.!!!. You cannot even drive down this street at times..school buses turning..etc The parents are also parking waiting for their children in Crown Court. Parents will come into Crown Court to do a turnaround with their cars. Crown Court already has enough of its own residences cars parked here. There are small kids and elderly people on Crown Court and these drivers go fast at times when doing this turnaround ..you can hear their wheels squeaking!! Who looks after this?? Congestion all down Luscombe St to Upper Wellington.

The 3 businesses at the corner of Upper Wellington and Luscombe St highly contributes to this heavy block of traffic.

Here's why:

You have 2 hair salons and 1 fast food business here. It is hard to turn into AND exit Luscombe St. because of the customers parked here for these 3 businesses.....you cant even see the traffic exiting Luscombe St coming from the north because the cars from these 3 businesses at the corner are blocking the sight of traffic....impossible to see! then you have the traffic flow on this same street from St Michaels Elementary school just a few feet down the street. I cant even exit or turn into Luscombe to go to work. What is going to be happening when an 11 storey building is here?

We can hear the snowplow in the winter months plowing the Upper Wellington and Mohawk Rd apartments large parking lot of snow ..its SO loud from Crown Court its like its in own my back yard .. and its plowed in the the middle of the night! ..loud noises of scraping of the pavement from the plow...ppl go to work and dont need to hear this in the middle of the night for a LONG period of time. In the summer you can hear from Crown Court the screaming children playing in the apartments pool...all day long...its within ear shot of all the houses around this area.

This 11 storey high rise should be in the City's core or near the Highway like #6 to Caledonia..lots of space there..not in central mountain that is like the 403 as it stands now. .No flow and highly populated as it is now...WE NEED SOME HELP HERE!!