

**SUMMARY OF PUBLIC COMMENTS RECEIVED**

<b>Comment Received</b>	<b>Staff Response</b>
Light Rail Transit electrical transformer location not shown on plans.	Light Rail Transit infrastructure will be located within the public right-of-way. Metrolinx has been circulated on the proposed development and has not specifically identified the requirement for additional lands for a transformer on the subject lands. Land for infrastructure associated with the future light rail transit line will be identified and procured by Metrolinx through a separate process as part of the development of the Light Rail Transit line. Further details of the proposed development, including site layout, will be determined at the Site Plan Control stage.
The additional traffic generated by this development cannot be supported by the existing road network.	<p>The Transportation Impact Study, prepared by LEA Consulting Ltd., dated July 2023 and updated March 2024, submitted in support of the proposed application has not yet been approved by Transportation Planning.</p> <p>Condition No. 22 of the Draft Plan of Subdivision Special Conditions in Appendix “C” attached to Report PED24222 requires an updated Transportation Impact Study to be submitted and approved. Any recommendations of the approved Transportation Impact Study will need to be implemented to ensure the surrounding transportation network can accommodate the proposed development and anticipated trips generated.</p>
The proposed development will have a negative impact on the value of adjacent properties.	The City is not aware of any empirical evidence to support this comment.
The proposed development will create social issues in the neighbourhood.	The City is not aware of any empirical evidence to support this comment.
Units within the proposed development will not be affordable for young adults or seniors.	The units within the proposed development will be available at market rates. The applicant does not intend to include any affordable units within the proposed development.
This area of Hamilton is well situated with transit, grocery stores, medical facilities, parks, and a lovely waterfront.	Staff concur with this assessment of the neighbourhood. The subject lands are located nearby to numerous commercial uses and services to support the proposed development and result in the development of a complete community.

**COPY OF PUBLIC COMMENTS RECEIVED**

RECEIVED

OCT 13 2023

September 22, 2023

Dear Aminu Bello,

25T-202305

In regards to the Development Planning for Eastgate I can honestly say that I am very disappointed by this endeavor.

I grew up in this area and have watched it grow bit by bit. I moved away for a time but have returned in my retirement years. This area of Hamilton is well situated with transit, grocery stores, medical facilities, parks and a lovely waterfront. To access all these areas one can obviously use their car but much is in walking distance. I am so thankful for it all. Also in this area we have many seniors who love this area because of the convenience.

However, with time the surrounding area has become very congested and now we are about to have even more congestion because of the planned development for Eastgate near the Queenston Road area.

I understand we need more housing however, putting 3,957 dwelling units using 7,426 square metres of space, 993 square metres of office space, 10 blocks for residential and mixed development, 3 blocks for public parks, four blocks for multiple road widening and one public road. Incredible!!! Who will be able to buy the condos or townes? How much of Eastgate will be used? Are the dwellings going to be affordable to purchase as young adults, adults or seniors? The way the housing market is at the present moment I believe not. The interest rates are making things very difficult for many to purchase starter homes never mind newer and beautiful homes. Who will buy them? The very rich who will rent them out and make further money and charge astronomical amounts worse than a mortgage. It's incredible that other options are not even entertained. There are so many areas that are abandoned however, these buildings stay empty decaying instead of trying to restore them.

I know we are fighting a losing battle especially when the people who own the land and the contractors and realtors will be making a tremendous amount of money. Will the underdog be able to afford any one of the units? I fear not!!! Most of all it will create more congestion with the amount of people coming into this area as well as the many added cars.

I have written this letter and my fellow Kenora friends who also live in this area feel as I do and do not want this development to **PROCEED!!!!**

Sincerely,



Sandi Annibale

Sandi Annibale

SV

Jean Turone

Ceseppe Turone

Grace Volpe

Maria Martini

Vincenzo Martino

Vincenzo Casella

C Casella

CS Sulmi

Rosalia Agui

Andy A. Agui

Maraufs

[Signature]

Dania A Sures  
Wiederholer

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**CYNTHIA A. NASH, LL.B.**  
**Sanmount Properties Inc.**

September 21, 2023

Mr. Aminu Bello, City of Hamilton  
Planning and Economic Development Department  
Development Planning, Heritage and Design – East Team  
71 Main St West, 5<sup>th</sup> Floor, Hamilton, ON L8P 4Y5  
[Aminu.Bello@hamilton.ca](mailto:Aminu.Bello@hamilton.ca)

cc: Councillor Matt Francis, Ward 5  
Mr. S. Robichaud, Director of Planning and Chief Planner, Planning Division  
Ms. A. Fabac, Director, Development Planning  
Mr. Spencer Skidmore

Dear Mr. Bello:

Re: Subdivision Application 25T-202305, Notice dated September 6, 2023, Public Input  
IMPORTANT OVERSIGHT

The electrical transformer (TPSS 7), that is part of the infrastructure of the transit terminal on the subject property has been omitted from this development proposal (File 25T-202305) in error.

I am the owner of the lands at

I have received a notice of property acquisition/intent to expropriate for part of these lands for the large 23 feet (7m) high electrical transformer, however the relevant EPR clearly states that the transformer is to be located at the terminus of the LRT, on the subject redevelopment lands (File 25T-202305), and most importantly, to be located not within 25 metres of residences, due to significant sound emission and other adverse impacts. There is a large apartment building and a house within 25 metres of the proposed transformer location on my lands.

I look forward to receiving the staff report. Would you please remove my personal information (the header and footer) from this letter for the published report on the website.

Kind regards,

Cynthia Nash

From: Aman Khan [REDACTED]  
Sent: Saturday, January 13, 2024 9:48 AM  
To: Skidmore, Spencer  
Subject: New Plan for Eastgate Square 75 centennial Parkway North

Good Morning

My name is Aman Khan, living at <REMOVED> north of the proposed plan.

I do not understand the proposed plan and I am worried the new plan will badly affect our properties in one way or the other. I think it will decrease the value of our properties and also it will make traffic congestion and probably create social issues in the neighbourhood.

Some of the tenants around the [proposed plan are not happy with this new plan.

Is it possible for someone explain the details of the plan to me and send me a copy of the proposed plan?

Best Regards

Aman Khan  
[REDACTED]