

From: Lorene Knowles
Sent: June 16, 2024 7:26 PM
To: clerk@hamilton.ca
Cc: Francis, Matt <Matt.Francis@hamilton.ca>
Subject: Application Re: 399 Greenhill Avenue, Hamilton, ON

External Email: Use caution with links and attachments

Good Afternoon,

I would like to submit my concerns regarding the application for rezoning of the property located at 399 Greenhill Avenue in Hamilton, ON.

The city is considering rezoning the property to what it is calling, "Medium Density" including two 12 storey buildings, two four storey buildings and 502 parking spaces. This is clearly not "medium density" as this is a very small parcel of land. An additional 527 units will be in added in these four buildings.

What are we building here, shoeboxes?? From the picture on the website, it shows the majority of the property as greenspace and parking, this is not even possible. You cannot fit the building pictured and the greenspace also. Currently, there is one strip of commercial property and there is not as much parking available as what is pictured here. We need to see a more realistic version of what is to come.





Also, the city has already approved for over 100 stacked townhouse units to be built on Albright Road without enough parking for all of the units. These are not affordable homes; the artist rendition shows what appears to be rooftop terraces.

Where exactly is all this parking going to be? Are we talking about the driveways for the homes? Is it going to be underground parking? I see only 42 parking spaces for these stacked units. Not very realistic.

Currently, this neighbourhood cannot support the amount of traffic and it has become a very dangerous area for children and seniors.

The minimum parking required is not realistic, who even came up with that? Everyone has two cars or more nowadays, but you don't think they will need to park them anywhere?

Would the city like everyone to park their cars on the outskirts and take buses to their homes? That's how it seems and it's not going to happen.

Does the city also not realize that everyone is going to try and cram through one lane to get on or off of the expressway causing huge traffic backups? I have seen what it is like to try and turn left onto Greenhill from Harrisford when there is an issue on the expressway causing everyone to get off and usually have to turn around to go back down to Albright and over to Mount Albion to turn with the light. This is how this corner will be permanently once you add this many more cars.

The city has also closed two of the schools in this neighbourhood, where are the children moving here to go to school? Let's add some more school buses trying to cram through the streets with everyone else.

Will you be expecting all of the children within the block of Greenhill, Mount Albion and Albright to be playing in the one small parkette that is now there? With homes right out to the sidewalk roadways for cars to get to the houses and buildings, there will be no greenspace for them to play in on site.

This is not a neighbourhood that makes bus travel convenient. Whichever bus anyone takes, will require them to then transfer to at least one other bus to get to wherever they are travelling to. Certainly, when the city begins the chaos of the LRT, there will be no easy way for citizens to access the downtown or west end locations without being stuck on buses for hours. I did try using the bus when I first moved here, it took two to three times longer to get to work, everyone is the same, they want time at home, not time on buses so they drive.

Where will all the snow go from the interior roadways? There will be no room on site to store it. Will it be pushed out onto Mount Albion and Greenhill to be cleared by the city? As homes will be right to the sidewalk, where will owners put the snow when they clear the sidewalk in front.

Did anyone even come out to this neighbourhood to try and understand the level of vehicles moving through?

This used to be a lovely neighbourhood to bring up children, now it is too dangerous to take my grandchildren out on their bikes.

Has the greed for tax dollars taken over everyone's minds?

I live in the [REDACTED] townhome condominiums and have been here for more than 30 years. Over that time, there have been some changes to add to the neighbourhood, but it was always smaller groups of homes. Now it is getting out of hand.

Already, the one block of Harrisford that runs from Albright Road to Greenhill Avenue has two speed bumps added. This does little to slow the constant stream of cars, many coming from the other side of Mount Albion. I am in an end unit at Harrisford so I both see and hear the cars and trucks as they slam over the first bump and then slow for the second.

There is currently very little parking and many of the owners have children who cannot afford to leave home or have returned. All have vehicles fighting for places to park.

When the schools are opening or closing, you cannot move for traffic, when we add hundreds more cars to this small block, how are people going to get around?

We have struggled over the years when Elisabeth Bagshaw School was in place as it seems children don't walk to school any longer. We had numerous problems getting in and out of our survey as cars line both sides of the streets to drop off or pick up their children. St. Lukes School is still the same.

Now we have a bus lane in front of the Guido de Brès Christian High School but we also have students driving. Many who do not stop at the stop sign.

The sewers in this neighbourhood cannot support these new buildings. Already, when there are major storms which happen more often now, the water bubbles back up into the street.

All of the water from the new developments at the top of the Rehill Expressway also flow past here which the sewers and storm basins cannot support.

Has no one noticed that houses aren't even selling? It took years to sell the houses built at the corner of Mount Albion and Albright. I don't see the new properties in the Upper Red Hill Valley Parkway selling very quickly either.

Homes in this complex used to sell in days and they are some of the largest homes on the Hamilton market in the under \$600K price. Now, they sit on the market for months.

This new addition will just turn this neighbourhood into a slum.

I truly doubt that my concerns will make any difference as I know neighbours have already complained to Matt Francis and it has had no impact.

Thanks, Lorene

Lorene Knowles