

From: Mike Cadieux <
Sent: June 14, 2024 9:51 AM
To: Francis, Matt <Matt.Francis@hamilton.ca>
Cc: clerk@hamilton.ca;
Subject: 399 Greenhill zoning changes

Via this email I would like to confirm that we the Board of director's of WCC#76 are against the proposed development brought forward by Medalion Developments.

We as Board Members are also elected and are considered the fourth arm of government. As elected officials representing " 180 units" we are not in favour of the zoning change.

A town hall meeting was held on June 13th and all attendees voted against this project as presented.

It is time for the City of Hamilton to slow down with this proposal and review some of the concerns. Please see bellow some of the questions brought forward by the owners.

1. Traffic study was done during Covid restrictions , the urban planner stated this and added a 4% adjustment, this is not an accurate percentage! All school traffic was none existing. The new town house projects were not considered, the new private high school was also not included. We would recommend a new traffic study be done during the schools calendar.

2. How far will the rear parking be from our tree line?. We have just planted new trees in order to keep as much green space as possible. This new development may impeded on the root growth of our trees

3. The Niagara escarpment committee says they can do 12 storeys however we have found notes from the planning after 2022 submission that suggested "shadowing" and recommended they go for shorter buildings. Would the developer consider some modifications to be friendlier with there neighbours as good will on there part?

As we can see on the plan they are asking for 12 storey structure however with the mechanical rooms added to the top of the two 12 storey units that would make them 14 storeys?
As the original submission has changed should a new shadowing study be done?

4. Can our local infrastructure support this growth and is the developer willing to spend extra \$ to support all the extra cost?

5. What retail store will be allowed. Our community has lost a Grocery store(the only one in our area) will the pharmacy stay, will the dentist stay, will the bank stay etc.....
Does Medalion have a plan for what retailers will be staying or what they are planning?
This is important for our community

6. Part of the plan is a dog park area, Who will be cleaning up this area, also noise consideration. We thought that for a dog park the city requires one acre of land?

7. Has the City of Hamilton reviewed with other municipalities in regard to Medalion's reputation.
<https://www.cbc.ca/news/canada/london/300-residents-three-showers-london-building-management-says-to-share-until-water-interruptions-fixed-1.7203869>

<https://london.ctvnews.ca/committee-plays-hard-ball-with-medallion-corporation-over-illegally-converted-parking-lot-1.6331896>

Again we are not against new housing however the existing proposal is not correct for the Davis Creek community.

Can the developer compromise and work with the community?

We believe it is time for the City of Hamilton to slow things down and have a few more studies be re done.

I would also like to Thank Matt Francis our Councillor ward 5 for attending our meeting and listening to our concerns.

Via this email we would like to confirm that we will be sending a delegation at the planning meeting on June 18th.

Thank you for listening and look forward to compromise

On Behalf of WCC#76
Mike Cadieux President