

Dear Mayor and Councillors, and Ms McVean, Lawyer,

Re: 1494 Upper Wellington Street, Hamilton, ON, Canada, at the crossroads of Stonechurch Road E. Hamilton, ON. This property has been purchased by Contractor Valeri, Valery Construction, Hamilton, ON, Canada. He paid \$15, 000 000, for land on bedrock. Hence his desire for so many units.

At the beginning of September, 2023, on behalf of the City of Hamilton, Councillor Danko spearheaded a move to bring this issue to the Planning Committee. I heard on February, 9th, 2024, that Contractor Valeri wanted to build on this property **two 20 storey buildings, and two 12 storey buildings.** Councillor Danko wholeheartedly supported this. He booked a meeting with the Planning Committee to present his and Valeri's case for May 20th, and we were sure we could counter their claims. As if the Red Hill fiasco, Sewer Gate, the National Steel Car Court Case, and our housing crisis was not enough, the City was scammed out of \$852 000.00. A September 16th meeting was also cancelled.

The reason we thought we could counter Valeri's claims, was that Contractor Valeri had gone to the OLT, Ontario Land Tribunal, and argued for more stories on two lane roads, with a passing lane. (Whether he lost or just acquiesced, he is **slowly** building 9 stories on the corner of West Fifth and Stonechurch Rd E) Why should we be any different? **Our institutional density, and residential density is so overpoweringly more compelling than anything Valeri had at West 5th. & Stonechurch W.**

Our case: Population Density (833+-people;) and soon+ 641 new apartments, 1,2,3 bedroom! + 656 Parking units, above ground?

Institutions: 347+ residents:

- The Wellington Residence: 102 Long Term Beds, 78 Retirement Beds, Parking for Staff and Visitors.
- The Wellingstone Christian Home, 72 units, more independent care facility, parking for residents. Some couples.
- The Church and Meeting Rooms under construction
 - Shalom, 265 seniors in retirement or long term care. Parking for some residents, staff and visitors. Under construction on Upper Wellington, very near Stonechurch.
- Bob Kemp Hospice, 10 Palliative Care residents. Parking for staff and visitors.
- Fire Station on Upper Wellington. Parking for Staff and Visitors.
- Frequent ambulances across the street, day and night.

Residential: So Many Townhomes with Families: 162 X 3= 486 residents? Plus!

Stonechurch Rd. E	10	Interior Blue Rentals	24
Vennio Lane	64	Upper Wellington	20
Liuna	8	Perthshire	36

These numbers do not reflect any of the houses adjacent to these properties. These areas mentioned above, are surrounded by families, largely in single family homes. Huge density!

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So, we, myself and Helen Sardo, did a detailed study of the height of interior road buildings from Stonechurch Rd E on the south; to Mohawk on the north; Upper James, on the west; and Wentworth to the East. We found one 12 Storey Building! All the rest were 9, or often well below. We can give you

our files. Helen has digitalized the facts. It's an easy study! **Why is this so vitally important? You will see shortly. Remember**, we are still pleased about our chances.

So, discouraged with part time Engineer Danko's misunderstanding of population density, we decided to give our files to Esther Pauls, Ward 7. Ward 7 & 8 share Upper Wellington. I delivered our findings to her, and she asked for two weeks to study them. And I agreed! Maybe someone could understand our point of view. **Alas that was not to be.** She, Danko, and Baldassara called a meeting on Oct. 28th, 2024, The venue was packed to standing room only. And, we left before it was over. How worse could it be!

\$The waste of taxpayers' dollars is huge! A year and a half wasted on the archaic program of the City allowing builders to ask for horrificly high density, accruing costs to the City Planners who let them do it.; **then, let them do it again on Oct. 28th, 2024, with new legislation regarding density.** Does anyone want these new towers Valeri is now hoping to build on two lane roads, and a passing lane? **Redacted in accordance with the Procedural By-law.**

Valeri, Danko and Pauls' new plan:

*Building A -323 units; Building B-318 units; total 641 rental units + families. Building A has a 4 storey podium; a six storey, 8 storey, and 10 storey section.

Building B is 318 units with a 4 storey podium; a six storey, 11 storey, and 12 storey section.

*656 parking units, and fumes, will be in residents' and neighbours' faces daily. Actual locations with numbers are non existent. The rest of the cars will be in neighbouring streets. No parking on Stonechurch or Upper Wellington! Where will school buses park?

*Bedrock! Will there be unforeseen water issues to neighbouring homes? There are underground streams.

*The schools are full! All students in these buildings will be bussed elsewhere. We don't know where!

***All this, and rents will be market value!** No 10% assisted housing here! And, all residents will have the distinction of:

LIVING IN A PARKING LOT!

Sincerely, Judith Lee

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To: clerk@hamilton.ca

Re: OLT Appeal by Valery Contruction OLT-25-0069

On agenda: Item 12, 1 LS25011, May 23, 2025

LIVING IN A PARKING LOT

1494 Upper Wellington Street **at Stonechurch Road East**

(Project #22452, ZAC-24-O2O)

Proponents: Contractor Valeri, Councillors Danko and Pauls.

What they wanted! 641 Housing units
656 Parking units – mostly ground level.
Recreating the Downtown Ghetto, on the Mountain!

What they did! They had a Public Meeting on the topic without inviting us, the public. They announced on Feb. 25th that Contractor Valeri was going to the Ontario Land Transfer Board. And, on TV, Danko and Pauls did a high 5!
Why were we not informed? Because our rights were not important to Danko and Pauls! Just Valeri's.

Read about the background from the community viewpoint.