

CANADIAN TIRE AT UNIVERSITY PLAZA - A BAD IDEA AND HERE'S WHY:

- ✓ Dundas & bordering area west Hamilton is underserved with full-service grocery stores: only Metro & Fortinos. Similar, even smaller communities have **3 to 7 DIFFERENT** grocery stores. Loss of 1 of our only 2 grocery stores will be a serious detriment to the community.
- ✓ Area around University Plaza is populated with many seniors, retirees, McMaster students, and fixed income residents that **walk** to the plaza for their needs. Many rent apartments, don't have cars. Next grocery store is over 1 km away – not walkable for many, especially seniors with buggies, walkers.
- ✓ University Plaza is a one-stop neighbourhood plaza for every day essentials. It's an **attraction** for those that move here, including renters, retirees, and seniors. This will completely change with Canadian Tire as anchor instead of full-service grocery store.
- ✓ Metro not making enough profit at University Plaza location is **not due to lack of need**. Both of Dundas' grocery stores are Metros, there is no variety. Give us a different grocery store! Other grocers **ARE** interested. There's always been a full-service grocery store at University Plaza for **over 50 years** because it's needed, viable - and profitable.
- ✓ For anyone wanting a big box Canadian Tire instead of the existing store on Cootes Drive, Waterdown's is only 11 minutes' drive away, and Ancaster's only 17 minutes. We don't need one in University Plaza. What we do need are more full-service grocery stores. Certainly not fewer.
- ✓ Canadian Tire with 10-bay auto repair garage is an **occasional** shopping destination, not every day, and it's one that people **need to drive to**. Belongs in a big box plaza, away from sensitive conservation lands and residences.
- ✓ Carbon tax and efforts to reduce emissions is all about reducing our reliance on cars. There are already 7 auto repair bays at University Plaza at Beverly Tire. There are over 17 auto repair shops in Dundas. We certainly don't need 10 more!
- ✓ Existing Dundas Canadian Tire on Cootes Drive is close to conservation lands and will need remediation. Location at University Plaza **borders conservation lands** – why make the **exact same environmental mistakes** that future generations will have to deal with? Want a new Canadian Tire with 10-bay auto repair garage? Locate it **away** from sensitive land and residences.
- ✓ Grocery store is environmentally friendly: no debris, no storage or handling of hazardous materials, no contaminants, no particulates, no constant noise, extremely clean parking lot, no danger to adjacent conservation lands.
- ✓ 10-bay auto repair garage is **not environmentally friendly**: debris, outdoor refuse, storage of hazardous materials, contaminants, vehicles in need of repair, 8 rooftop units to handle off-

gassing, noise and particulates from auto repair operations 13 hours a day, 6 days a week plus 9 hours on Sunday with doors open during all months of good weather.

- ✓ Real estate appraisers calculate living near a grocery store as a “benefit”. Living near a large auto repair centre? A “**DETRIMENT**”. Property values as well as livability of the area will decline.
- ✓ Livability is all about aging in place, having essentials close at hand, a walkable, green, clean community. We already have all of that, which so many cities and communities are striving for. **Don’t ruin this** in Dundas.
- ✓ **Access to grocery stores and a physical environment that fosters walking** are specific attributes required of a Livable Community according to the **AARP Public Policy Institute**.

Given all of the above, consider:

- The City of Hamilton Zoning, and the Province of Ontario’s Provincial Policy Statement, require developments to **service the daily and weekly needs of a neighbourhood**. As public employees, they are supposed to ensure that developments meet the requirements for community living.
- RioCan’s sustainability policy requires them to include “**community and environmental considerations in all decision-making**”. They need to fulfill their policy; they are accountable!
- Canadian Tire’s sustainability policy aims to achieve “**enhanced environmental and social outcomes ...to serve its customers, communities, employees and shareholders, both now and in the future**”. They need to meet their goals; these standards are measurable.

Where is the consideration of the long term impacts? **No environmental impact or livability studies have been done.**

The community as we have always known it will change and not for the better. This is not development for the future because it flies in the face of all of the values cities and communities are striving for environmentally and socially.

Stop this before it’s too late, because it is the residents that will end up dealing with the consequences for decades to come. No grocery store will ever take that space again and there is no other room either at the plaza or elsewhere in Dundas for a 2nd much-needed full service grocery store, especially one that so many seniors, students and fixed income residents can easily walk to.

We don’t need hardware or auto repairs every day or every week – but we do need to eat.