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From: drkevincooke

Sent: May-11-17 4:56 PM

To: Bedioui, Ida

Subject: File No. ZAR-16-069 PED17083 95 Rymal Road West

Dear Sir/Madam

May 11, 2017

I am writing to oppose the application for zoning amendment at 95 Rymal Road West.

As owners of the property across the street with our own medical facility, we are concerned that there will be inadequate parking for the proposed new medical facility.

The building is proposed for mixed use medical and residential. If the residents require one or two parking spaces and the doctor and staff require parking, then there will be inadequate parking space for patients.

Since there is no street parking allowed at this busy corner, we can foresee creating a problem at our parking lot if patients from the proposed new medical practice choose to park in our lot during business hours.

It is not fair to allow this development unless the parking lot is enlarged to permit about 10 parking spaces. That would allow enough room for staff and patients to park without having to spill over into our lot. I don't believe that the lot at 95 Rymal will support sufficient parking unless the building is demolished and rebuilt on a smaller footprint that would then allow adequate parking for patients and staff.

Please DO NOT permit the proposed zoning change without demanding a change of plans to increase the number of parking spaces, or without eliminating the residential component of the existing building.

Dr. Kevin Cooke  
79 Rymal Road West, Hamilton