

From: tony ponikvar
Sent: August-13-17 11:42 AM
To: Barnett, Daniel
Subject: OPA-15-011, ZAR-15-022 - COMMENT SUBMISSION

Hello Daniel,

Here are my comments and concerns on the property located at 162 Hess Street North, Hamilton.

RELEVANCE:

We own the property across the Street at 29 Harriet Street on the South Side.

It is currently a brush manufacturing company.

We also own the property adjacent across the "right of way" at 28 Harriet Street., (my wife G.Wentges owns it.), and we also own 26 Harriet Street, East of the 28 Harriet St. property.

CONCERNS:

1. Quality of apartments and crowding. The beautiful home that once was is carved up into tiny apartments.

Although the current property manager has done a fine job in keeping order and decent tenants in the apartments, this has not always been the situation.

To minimize this exposure to us, I believe that less units would be more appropriate.

We have a parking lot at 28 Harriet St. Across the lane-way. This is a private lot, of course.

We are concerned as the property has a significant slope to it that rogue visitors or tenants will park on our property and potentially put us in a risk of liability for three reasons.

A. Ice in the winter, as naturally will occur, causes at times a sheet of ice, so I prefer to have a minimal amount of people use this lot.

B. Not keeping the lot clear for proper early morning plowing and salting for the safety of our employees, has been an issue. This happens now, and although the situation is respectful for the most part, permanently allowing 5 units has us concerning.

C. Look at the fence of ours. It is ruined because unauthorized vehicles reverse until they hit the wooden fence, and have ruined it. Watching them drive and park ignorantly is a chore, and going out to speak to them about it is something we do not enjoy doing. Minimizing this risk is something we would like to do.

2. Parking. To have 5 parking spots proposed on the property is not reasonable. I see three spots, maybe.. two off of Harriet St., and one from the lane way right of way, reluctantly.. I would not want to see three off of Harriet St. The property has one unit set up now, and allowing another one would be okay. But three would be ugly. To allow two spots behind the building on the lake side will result in much juggling of cars, and other issues.. This is not good, as they will no doubt be encroaching onto our parking lot as the turn is way too tight not to. Recently a Dodge Challenger would park there and make a wide sweeping turn into our lot to access it. The concern is hitting vehicles

that are parked there. There is a tree and we have maximized our spots on this lot as the brush factory has grown. So it is very tight. Once you get winter ice there, it will be a disaster to get out. The elevation is tricky currently as the proposed driveway locations are very low with a significant drop. Then the parking lot and laneway are also very sloping.. So cars will slide and it will not be pretty. Even if they raise the spot, which is an issue because the home is lower.. Only small cars could make that turn without going onto our property.

Another issue, due to overcrowding on this property... Currently tenants will park illegally on Harriet St. occasionally overnight. If the tenant sleeps in, we have to call parking authorities to ticket the car as delivery trucks cannot make the turn easily on to Harriet St. from Hess. So 5 units already causes some issues. I know that one may argue that allowing 5 spots will solve this, this is likely not the case as the spots will be not appropriate.

In the long term, I could see higher end townhouses replacing the two or three properties on Harriet, with the laneway used as a driveway in. But the sweeping parking lot area of ours that is used today to get to the parking spot will not be there long term. This allowance will likely not be a good decision for all parties long term.

I recommend 3 or 4 units being allowed, but only 3 parking spaces..

Tony Ponikvar, Gabriella Wentges (Ponikvar)
29 Harriet St.
28 Harriet St.
26 Harriet St.