

City of Hamilton
71 Main Street West
Hamilton, Ontario, L8P 4Y5

October 16, 2017

Attn: Ida Bedioui, City Clerk

**Re: Proposed Commercial Mixed Use Zoning, OPA and Zoning By-law Amendments
Item 8.3 of October 17, 2017 Planning Committee Agenda**

Please consider this letter our formal submission outlining concerns related to proposed parking standard changes being implemented as part of the above referenced OPA and Zoning by-law amendments.

Our Association's concerns are not new. On behalf of the Association, I made a delegation on this issue on May 16, 2017, at which time Planning Committee heard concerns from the industry, including but not limited to an error in calculating the required parking stall size based on the criteria the City wished to achieve, concerns related to the impact of unit sizes as a result of modifications to structural changes in underground parking and residential housing construction, etc.

At that meeting, staff were directed to work with the Industry to discuss the proposed parking changes, while moving towards the proposed OPA and zoning by-law amendments. However, at the subsequent Council meeting on May 24th, Council moved and approved the addition of a specific parking stall size for low density residential, and asked staff to address other parking issues related to tomorrow's agenda item. We were advised by staff of this change, and further advised that our only means of recourse to further address issues associated with parking was to appeal the respective by-law in which they were being proposed. No further formal discussion has occurred to date with our industry on this issue, even though our concerns remain.

Accordingly, please consider this letter our official notification of outstanding concerns related to parking, being implemented in part into the proposed OPA and ZBA. We acknowledge certain changes that have been proposed within the staff report, however these do not



address all of our concerns. We would again ask that staff be directed to discuss parking concerns with us prior to implementation, failing which our Association may elect to appeal the zoning by-law in an effort to resolve the issue. We note that this is not our preferred course of action, however as noted above, the only option left available to us.

In accordance with the *Planning Act*, please provide me with a written notice of any Council decision regarding this matter.

I would be pleased to discuss this with any member of Council or Committee, or staff member, should you have any questions or concerns regarding the above.

Thank you,

Yours sincerely,

Yours v

Suzanne Mammel, MBA, CET
Executive Office and Policy Director, HHHBA

Copy:

- City of Hamilton: Members of Council
- City of Hamilton: Jason Thone, General Manager Planning and Economic Development
Steve Robichaud, Director of Planning & Chief Planner