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Feb. 25/18

Dear Mr Fiorino,

I am submitting my formal comments in opposition to the proposed re-zoning by-law amendment for the land located at 370 Concession St. in Hamilton (Ward 7): file # - ZAC-18-008. As a resident at I strongly urge that the City of Hamilton DENY this proposed application situated herein: file # ZAC-18-008. The landwork are in violation of Section 22 of the Residential Tenancies Act. Also it will destroy the peace and integrity of the neighbourhood. I respectfully and seriously request from you PLEASE nullify the re-zoning of 370 CONCESSION STREET file # ZAC-18-008

Thank You
Ann Phillips

Dear Mr. Fiorino :

I am submitting my formal
comments in opposition to the
proposed re-zoning by-law
amendment for land located at
370 Concession Street, Ontario. I
strongly urge that the city of
Hamilton deny this proposed
application situated herein
FILE # - ZAC - 18 - 008.

I am therefore respectfully and
seriously requesting from you,
that you nullify the re-
zoning of 370 Concession St.
FILE # - ZAC - 18 - 008

Lina Bisutti

370 Concession St. APT. 503

Hamilton, Ontario L9B 1B6



Yvette Rybensky, Senior Project Manager,
Developmental Planning, Heritage & Design – Suburban Team,
City of Hamilton,

File: ZAC-18-008

With respect to the Notice of Complete Application and Preliminary Circulation
Re 370 Concession Street, dated February 1, 2018;

ROBERT and PEARL DAVIE, homeowners at 41 East 14th Street, (for 44 years) have carefully considered the rezoning application and make the following submission:

Our recollection is that the owners of the building at 370 Concession Street applied some years ago to have a change made in that the building was zoned for 50 units and they had been renting out an additional unit for some time and wanted it regularized, as well as changes to the parking area similar to those they are now requesting. This did not meet with community approval and was denied.

-It would appear that another attempt is being made which also would adversely affect the local homeowners and disrupt the community.

-Initially there was a swimming pool at the back of the building - it was never used because the drainage was not properly constructed. Eventually the pool was removed and the area has remained a 'green space' with some yearly maintenance (grass cutting etc.) It is surrounded on 3 sides by privately owned homes and backyards that would be severely impacted by having vehicles coming and going, headlights and associated noise etc.

-Moreover the proposed addition of townhouses on the East 15th edge of the property would again add to the traffic and noise. The only access to the parking is limited to a driveway exiting on to East 15^h and there would certainly be congestion at some hours of the day. I would question if there was space for the proposed townhouses along 15th street without demolition of some existing houses.

-A major concern would be access to the rear of the building for emergency vehicles and fire control, as well as increased parking on East 15th which is now congested.

It is our concern that any changes would be of no benefit whatever to the neighbourhood or to the home owners - just for the owners of 370 Concession St.

While our property is not as directly affected as some others, we emphatically oppose the proposed changes.

Thank you for the return call and discussion with staff member Michael Fiorino

Pearl Davie – please acknowledge by email or call 905-385-3616
February 25, 2018

Fiorino, Michael

From: Linnea Cherriere <lpcherriere@hotmail.com>
Sent: February-26-18 11:24 PM
To: Fiorino, Michael
Subject: Re: File #ZAC-18-008

Dear Mr. Fiorino,

I am submitting my formal comments in **opposition** to the proposed re-zoning by-law amendment for land located at 370 Concession Street in Hamilton (Ward 7): File #ZAC-18-008. As a resident at 370 Concession Street in Hamilton ON, I **strongly urge** that the city of Hamilton **deny** this proposed application situated herein: File #ZAC-18-008.

Below are my reasons for opposing this re-zoning:

1. Violating **Section 22 of the "Residential Tenancies Act"** guideline which states that, "A landlord **shall not at any time** during a tenant's occupancy of a rental unit (and before the day on which an order evicting the tenant is executed), substantially **interfere** with the reasonable enjoyment of the rental unit or the residential complex in which it is located for all usual purposes by a tenant or members of his or her household".
2. As a part of my rental agreement, I'm guaranteed a parking spot in the back lot, and will possibly lose this if construction begins, because of tools, equipment and supplies that would be stored in the parking lot space.
3. If construction begins, there will be two major, negative impacts to the occupants of this building. The first, as stated above, some people will not be able to use their parking spaces and will be forced to park on the street. Not only is it hard to find parking close to the building, resulting in someone possibly having to walk down the block, at night, alone, which is unsafe, but there's less assurance and ownership that your car will be safe on the street. The second negative impact, and the worst in my opinion, would be the constant noise and debris in the environment. There is no time-line for this proposed project, and with the law allowing construction to commence from 7am to 6pm, this could result in months of waking up to loud, intrusive construction sounds, that absolutely affect peoples' day to day well being. As well as from the construction, there's the possibility for a lot of dust and dirt in the area, which will affect the lungs of anyone in the vicinity.

I am therefore, **respectfully** and **seriously** requesting from you, that you **nullify** the re-zoning of 370 Concession Street (File #ZAC-18-008).

Perhaps some money can be allocated to fix our existing parking lot as it's in need of repair.

Lastly, I noticed there is a sign on the property advertising a town meeting to discuss the proposed project, but it shows the date "to be announced". Can you please provide me with a date for this meeting?

Thank you,
Linnéa Cherriere.

Fiorino, Michael

From:
Sent: February-25-18 9:53 PM
To: Fiorino, Michael
Subject: Reasons for Opposing Effort Trust's Proposed Townhouses

Dear Micheal,

We are submitting our formal comments in opposition to the proposed re-zoning by-law amendment for land located at 370 Concession Street in Hamilton (Ward 7): File #--ZAC-18-008. As residents of this location, we strongly urge that the city of Hamilton to deny this proposed application for the following reasons.

1) It is a violation of section 22 under the "Residential Tenancies Act:" "a landlord shall not at any time during a tenant's occupancy of a rental unit...substantially interfere with the reasonable enjoyment of the rental unit or the residential complex in which it is located for all usual purposes by a tenant or members of his or her household."

2) Owners of vehicles will experience immense inconvenience. Their cars will be displaced by hazardous project equipment such as front-end loaders, sewage pipes, fences, and piles of dirt just to name a few. Vehicles will be displaced to a very narrow E15th street increasing the risks for congestion, annoyance and safety hazards.

3) Customers of their rental units will be forced to endure loud noise from construction at any given time from 0700-1900, Monday to Friday and potentially on weekends and holidays. Due to the unknown timing of this project, it is difficult to pinpoint exact timings but either way, this will be detrimental to our mental and physical well-beings.

4) Customers of their rental units will be forced to compromise their respiratory health for the purpose of this project. Odorous debris of all sorts (dust, woodchips, metal) may enter our lungs and increase are susceptibility to occupational diseases such as asthma, COPD and lung cancer for examples. Presently, there are probably occupants that have such illnesses that may be further aggravated by this project and therefore compromise their qualities of life overall.

5) Customers of their rental units may be forced to endure temporary disruptions to essential services such as water, sewage, electricity, and internet.

6) Presently, a grocery store/restaurant by the name of "Oasis" exists right beside our apartment that has not been in use since 2016. Surely, this is a location that the city of Hamilton should consider using instead. Constructing townhouses in that area instead of ours would affect maybe 1-2 people versus the several tenants occupying this apartment.

We thank you for taking your time to read and consider our complaints. We hope that our words will be enough to aid you in nullifying this proposed project: File---ZAC-18-008. Please exclude us from the clerk's office/registry/hearing related to this case as we wish not be involved to that extent.

Sincerely,

Fiorino, Michael

From: Ian Ludbrook <ianaludbrook@gmail.com>
Sent: February-25-18 2:27 PM
To: Skelly, Donna; Fiorino, Michael
Subject: File # ---ZAC-18-008 Opposition

I am submitting my formal in opposition to the proposed re-zoning by-law amendment for land located at 370 Concession Street in Hamilton (ward 7): file # ---ZAC-18-008.

As a resident at 370 Concession St, Hamilton Ontario. I strongly urge that the city of Hamilton deny this proposed application situated here in file # ---ZAC-18-008. Below are my reasons for opposing this rezoning.

1. It violates section 22 of the "residential tenancies act"
2. I have been renting at 370 concession st for over 9 years and I have not be notified of this application for the zoning change.
3. I face the back of the building and the construction will affect my comfort.
4. Effort trust just removed the concrete awnings above all units without proper notice. They stated the construction on balconies was going to commence but nothing about the awnings.
5. It will affect parking for the entire building.

Fiorino, Michael

From: Debbie Sangster <marydeborah406@gmail.com>
Sent: February-25-18 1:09 PM
To: Fiorino, Michael
Cc: Skelly, Donna
Subject: Proposed re-zoning by-law amendment for land located at 370 Concession St. Hamilton, On File#---ZAC-18-008

As a resident at 370 Concession St. in Hamilton, On, I strongly urge that the city of Hamilton deny this proposed application situated here: File#---ZAC-18-008

Below, are my reasons for opposing this re-zoning:

1. Violating Section 22 of the "Residential Tenancies Act" guideline which states that, "A landlord SHALL NOT AT ANY TIME DURING A TENANT'S OCCUPANCY OF A RENTAL UNIT (and before the day on which an order evicting the tenant is executed) , substantially interfere with the reasonable enjoyment of the rental unit or the residential complex in which it is located for all usual purposes by a tenant or members of his or her household. "
2. Our vehicle will be forced off our parking lot and onto E. 15th St., which has little space now for parking, which means that I will be inconvenienced because I will be forced to walk an extensive distance from my building in order to reach my vehicle, because the 'heavy duty' equipment like backhoes, front end loaders, and other such digging equipment, and supplies such as large sewer pipes, fences, brick, wood, dry wall, piles of dirt, etc. will occupy most of the parking lot.
3. I will be forced to endure extreme loud noise decibels from 7am to at least 6pm daily for months, resulting from 'heavy duty' equipment vehicles, but also other equipment like large concrete mixing vehicles.
4. My parking lot will be replete with not only those innumerable 'heavy duty equipment' vehicles, but also other equipment like concrete sewer pipes and concrete mixing vehicles.
5. I will endure, as a result of the boring and gouging deep into the ground of the parking lot, dust, dirt and other such debris, which will affect our lungs and therefore cause more profound and negative physiological and mental damage.
6. I have no knowledge of the duration of this proposed project's time period.
7. When I decided to move into this building, I chose this building because it had met our needs, satisfaction and convenience but now UNEXPECTEDLY, my living quarters will possibly change. Having introduced the loss of our parking lots which are included in our rental payments, this is a direct breach of contract and contravention of my lease agreement, because each tenant is permitted one free parking spot.

Therefore my rights under SECTION 22 of the "Residential Tenancies Act" will be violated.

I am therefore, respectfully and seriously requesting from you, that you nullify the re zoning of 370 Concession St. (File---ZAC-18-008)

Thank you
Michael and Debbie Sangster
Residents of 370 Concession St.

cc Donna Skelly

Fiorino, Michael

From: Anthony Guitard <guitardanthony3883@gmail.com>
Sent: February-25-18 11:07 AM
To: Fiorino, Michael
Subject: Oppose the construction of 4 townhouses

I just sent Donna skelly an email explaining why I oppose the construction of 4 town homes , I 100% dislike the idea of having our parking lot downsized by more the half I'm sure ,,the lot is already small for the size of the building , this would be a disaster , I love the city of Hamilton ,not when this happens though, snow removal garbage remove ,fire safety for the top floors . a building next to 370 sits empty almost two or more years now ,plus the Oasis on East 15th and Concession, build there , sell the condos ,before even thinking about building in a space that is small to begin with , there are so many other places effort trust could build

Fiorino, Michael

From: Doris McHarg <dorismcharg@gmail.com>
Sent: February-24-18 12:55 PM
To: Fiorino, Michael
Subject: OPPOSITION TO PROPOSED PLANNING DEVELOPMENT (FILE#: ZAC-18-008), 370 CONCESSION STREET, HAMILTON, ON

Hamilton City Hall

Planning and Economic Development Department

Development Planning, Heritage and Design

71 Main Street West, 5th Floor, Hamilton, ON L8P 4Y5

c/o Michael Fiorino RE: FILE #---ZAC-18-008

Dear Mr. Fiorino:

I am submitting my formal comments in **opposition** to the proposed re-zoning by-law amendment for land located at 370 Concession Street in Hamilton (Ward 7): File #---ZAC-18-008.

As a resident at 370 Concession Street in Hamilton, ON, I **strongly urge** that the city of Hamilton **deny** this proposed application situated therein.

Below, are my reasons for opposing this re-zoning:

1. Under Section 22 of the "Residential Tenancies Act", it clearly states that, "A LANDLORD SHALL NOT AT ANY TIME DURING A TENANT'S OCCUPANCY OF A RENTAL UNIT.....substantially interfere with the reasonable enjoyment of the rental unit or the residential complex in which it is located for all usual purposes by a tenant or members of his or her household." Therefore, having stated this Section 22 of the Act, "Effort Trust Residential Property Management" will be unconscionably, in violation of this Act, due to the following list;
2. Our vehicles will be forced off of our parking lot and out onto what little space is already presently available, on E15th Street; which means that we will all be inconvenienced because we will be forced to walk an extensive distance from our building in order to reach our vehicles, because the 'heavy-duty' equipment like back-hoes, front-end loaders, and other such digging equipment, and supplies such as large sewage pipes, fences, piles of dirt, brick, wood, dry-wall, etc., will occupy most of the parking lot;
3. We will be forced to endure extreme loud noise decibels from 7am to at least 6pm daily for months, resulting from 'heavy-duty' digging equipment for boring and gouging deep into the parking lot;
4. Our parking lot will be replete with not only those innumerable 'heavy-duty' equipment vehicles, but also other equipment like large concrete sewage pipes and concrete-mixing vehicles;
5. We will endure, as a result of the boring and gouging deep into the ground of our parking lot, dust, dirt and other such debris, which will affect our lungs, and therefore cause more profound, and negative physiological and mental damage;
6. We have no knowledge of the duration of this **proposed** project's time period;

7. If "Effort Trust Residential Property Management's" **proposed** project is approved, we will ALL lose; especially the loss of our parking spaces. Half of our parking lot will be lost, and thusly create a cramped vehicular area, which may, in the end, not be able to accommodate all of our vehicles, not to mention our family and friends' vehicles to be able to have spaces to park when they come to visit us;

8. This **proposed** building of 4 town-townhouses on our parking lot will seriously affect our mental, emotional, and physiological well-being, which may result in your **unnecessary** need to move out of our building due to the stressful nature of this **proposed** project; which I am certain that we do not wish to be forced to undergo that type of inconvenience and expense;

9. When the tenants had decided to move into this building, they had chosen this building because it had met their needs, satisfaction, and convenience. But NOW, UNEXPECTEDLY, their living quarters will possibly change (if the **proposed** town-houses are to be built). What this means for them, is that they will endure a negatively-altered, and un-foreseen living arrangement which will CLEARLY, and incontrovertibly, become a disadvantage to them and their loved ones; **AND**

10. We will lose the natural and gorgeous verdure of the 'back-yard' at the south-west rear of the parking lot;

11. Due to the immense sizes of these 4 **proposed** townhouses and their adjoining drive-ways, the vehicular parking lots that are included in our rental payments, may be ultimately.....PERMANENTLY lost forever, because of the resulting cramming. There may not be enough parking spaces left-over, once the **proposed** project is completed (which could last many, many months).

Having introduced the loss of our parking lots which are included in our rental payments, **this is a direct breach of contract and contravention of ALL of our lease agreements**, because each tenant(s) unit is permitted one free parking space.

Therefore, our rights under Section 22 of the "Residential Tenancies Act", WILL BE violated.

What this also means is that under **Civil Law** in Canada, "Effort Trust Residential Property Management" will be violating **Tort Civil Laws**, and therefore, "Effort Trust Residential Property Management" will thereby, become what is known as a **Tortfeasor**; because it will **violate** our rights under the statutes which, as stated above, entitles us ALL, to the "**Residential Tenancies Act's**", **Section 22** which states that we are ALL entitled to the "...reasonable enjoyment of the rental unit or the residential complex in which it is located for all usual purposes by a tenant or members of his or her household."

These are only a few of the **disadvantages** that we ALL will be **forced to ENDURE**, if this **proposed** planning of the 4 town-houses are to be constructed. I'm certain that you can imagine and ponder other dire consequences which involve the tenants own particular, private, and personal situations. But herein are those violations:

1. Severe disturbance of the surrounding area, including other residential home-owners' and businesses' properties including their occupants, visitors, guests, and customers;
2. Severe disruption of pre-existing vehicular parking spaces, which are inclusive in pre-existing lease agreements between the landlord and tenants;
3. Severe disruption of vehicular parking spaces, which will thereby introduce an overflow and therefore, a surplus of vehicles being forced to park onto the already and existing-crammed vehicular spaces (which already exist), onto E15th Street for an indefinite and unpredicted time period;
4. Existing tenants who have acquired units, prior to February 01, 2018, had chosen 370 Concession Street as their desired home due to its EXISTING features such as:

a) a large, flexible parking lot;

b) a spacious and quiet pre-existing environment; and

c) a small portion of an existing, flattering, luxurious, peaceful, and flourishing area to the rear of the parking lot. This small, delightful portion of verdure provides and nurtures a sanctuary for not only a growing population of small animals such as: rabbits, and squirrels in which to survive and thrive, but that very abundance of flora and fauna, also provides the residents at 370 Concession Street and other surrounding residents, a small sanctuary to savour, admire, and respect. It can be equated to a house conjoined with a 'back-yard'.

To remove this admirable verdure, would be a travesty, and only lend itself to yet MORE of a 'concrete jungle'. Therefore, those tenants and other surrounding residents, have been denied knowledge of an un-foreseen future-plan, which would unconscionably and unbeknownst to them, convert their homes, 'castles', and oases, into an un-inhabitable, and useless wasteland where they would be **unknowingly become victims/customers/tax-payers (tenants/home-owners);**

5. Severely impact in a negative manner, those tenants who are on **'fixed incomes'** due to increased property taxes;

6. Severely disrupt amenities such as: hydro; plumbing; water services; and heating and/or gas services; and

8. Severe disturbance to due boring, gouging, and excavating; which will thereby affect the mental, psychological, and physiological health and well-being of the tenants and many other surrounding residential home-owners, who are living in VERY close proximity to where the proposed townhouses might be constructed.

I am therefore, **respectfully** and seriously requesting from you, that you nullify the re-zoning of 370 Concession Street (File#---ZAC-18-008).

All of the above-mentioned items could thereby lead to a 'class-action' civil law-suit toward the **tortfeasor (Effort Trust Residential Property Management)**, for delict and toxic-tort, resulting from conducting this proposed re-zoning project.

Very sincerely, thanking you in advance,

Doris McHarg

307-370 Concession Street

Hamilton, ON L9A 1B6

Phone: 905.962.3536

Email: DorisMcHarg@gmail.com

SUSAN M. PATTEN
26 EAST 15th ST
HAMILTON ONT.

RE FILE # ZAC-18-008

L9A4E7 - 905.575.6844

FEB 16th 2018 -

To All Concerned with the above proposal.

I am writing to express my objections to the stated plan to build 4 townhouses, facing 10 East 15th Street. This would be directly next to my property. Looking out at this area, which at the moment is used as a garbage + recycling bin area, I do not see this area as wide enough to build 4 houses on. This street is made up of single, detached privately owned houses, most of which are older style houses, and owned by older people.

This proposal would take up at least $\frac{1}{3}$, if not more of current tenant parking lot. The further proposal to "expand" the parking refers to a strip of land behind my property, previously an old swimming pool. As this area has only 1 open area and only 2 cars wide, parking side by side; this is not usable for parking at all, it backs onto private property on both sides. I see a net loss of tenant parking.

I am concerned that the digging of such a large, deep foundation, noise + vibrations, may well affect my own property, built in 1920's, being so close by me. Also not knowing if 1, 2 storeys, and building would block out my light + view from my North windows. Also overlooking + privacy concerns, etc. windows,

After having the road dug up 3 times, pavements removed and multiple construction during the past few years with the dust, mud, noise + trucks up + down this involves, my neighbours are also against this plan.

The building of 4 houses and reduction in parking for tenants of APV building, would add to the existing parking issue on the street, with non residents parking on street, sometimes for days at a time.

At this time these concerns and observations are my issues, given lack of real information on size, depth, height, proposals for renting, selling or condo style. There could be further concerns at a later date especially if rental units are the plan.

Sincerely



Copy to Councillor Donna Strelly -

February 8, 2018

Re: Application by Urban Solutions Planning & Land Development Consultants
Zoning By-Law Amendment for Lands Located at 370 Concession Street – Hamilton – Ward 7

File: ZAC-18-008

In respect to this application there seems to be information lacking and the drawing did little to provide a clear understanding of the project. The following questions are being raised:

1. How are the proposed four townhouses going to be oriented?
2. What will the lot size and footprint of the proposed buildings? (Including frontage, setback, and backyard?)
3. How many stories are the proposed buildings?
4. Are there drawings or a rendition of the proposed changes available?
5. What happens if the final design differs from the application? The original 370 Concession Build is vastly different than the original proposed plan. (Still have copies of the original 1960's plan.)
6. What happens to the mature trees along East 15th, likely in line for removal with the proposed changes? Will there be a typical clear cut or work around?
7. Does the sanitary sewer system have capacity for the additional homes?
8. The proposal to rezone the rear subject land from "C" (Urban Protected Residential) to DE-2-XX seems to be a major change for a small subject land lot in a residential setting. Original plans for 370 Concession many decades ago showed a 5 foot garden setback around the lot line. Will this be upheld if a parking lot is allowed to take over the subject land?
9. Will the proposed changes to 370 Concession contain any urban canopy design such as a 5 foot treed area surrounding the proposed parking lot changes or will there be payment to the lot line?
10. Does the proposed plan for rear subject land have a water runoff / water conservation plan?
11. What plans are in place for the residential backyards backing on to the proposed parking lot? Will there be barriers in place regarding vehicle headlights, vehicle noise?
12. What is the plan for illumination in the parking lot? Will the light spillage be excessive as per the main building floodlights?
13. What is the snow removal plan for the proposed parking lot?

Fiorino, Michael

From: Rybensky, Yvette
Sent: February-07-18 4:54 PM
To: Fiorino, Michael
Subject: FW: ZAC-18-008

Michael: FYI and the file-a concern for the application you recently circulated.

Yvette Rybensky, MCIP, RPP

*Senior Project Manager-Suburban
Development Planning, Heritage & Design Section, Planning Division
Planning & Economic Development Department
City of Hamilton, 71 Main St. W, 5th floor, L8P 4Y5
Ph: (905) 546-2424 ext. 5134
Fax: (905) 546-4202
Email: Yvette.Rybensky@hamilton.ca*

From: Terry Brown [<mailto:tbrown@iw736.com>]
Sent: Wednesday, February 07, 2018 4:42 PM
To: Rybensky, Yvette
Cc: Skelly, Donna; Wood, Christine
Subject: ZAC-18-008

Good afternoon,

We would like to once again vehemently oppose the application to turn a small green space into a parking lot, in order to accommodate 4 new townhomes in an area that is already at capacity for dwellings and vehicular traffic. The area in question is zoned 'C' and formerly used as a 'swimming pool – recreation area' for the tenants of the building @ 370 Concession St. Hamilton. The tenants @ 385 Concession St. use East 15th St. to park their vehicles and the commercial business @ 388 Concession St. also use East 15th St. for their over flow parking. Needless to say, it is a very busy area already. The small parcel of land behind 370 Concession St. is adjacent to 5 homes and would be a hazardous area if cars were permitted to park so close to homes in a 'land locked' area. Thank you.

Terry D. Brown
Training Coordinator
Ironworkers Local 736
905-679-6439 Ext: 27
905-679-0808
Fax: 905-679-6617
Cell:905-577-1840
tbrown@iw736.com
1384 Osprey Dr
Ancaster Ont.

VIA FACSIMILE

Yvette Rybensky,
Senior Project Manager,
Development Planning, Heritage and Design-Suburban Team,
Planning and Economic Development Department,
City of Hamilton.

Re: Zoning By-law Amendment Application--ZAC-18-008

I write to provide your Team with some comments concerning the above-noted application.

I will address three general areas:

1) Streetscape

a) My wife and I have lived in this house for over twenty years. There is a clear view from our house two blocks west to East 13th Street.

According to the plans, which I just recently saw late last week, this proposed amendment and subsequent building will radically alter that perspective:

Instead of what we see now, there will be four two story townhouses right across the street from our front room. This will completely alter our site line for the worse. If I wanted that type of neighbourhood, I would have bought something there.

b) This neighbourhood is a single housing development. Each house has space between them and a side driveway. What is proposed will alter this landscape. If this is approved, we will be denied a major advantage we currently have. In fact, it will put us in a significant disadvantage because we will not have a similar landscape as others on the street, i.e. they do not have the equivalent of a large monster home in their view. Nor will they have to deal with a building that, if approved, would allow individuals on second storey balconies to overlook one's property and activities.

c) The proposed townhouses will have four driveways in front of garages. This will mean that those who have more than one car--or decide to use their garages for other things--will park their vehicles on the limited driveway in front of their garage or on the street. Cars that are parked on these driveways will make the property look like a glorified parking lot. It would be the equivalent of allowing neighbours to park on their front lawns.

2) Available parking

a) This proposal will negatively impact the parking on the street. As it stands now, this is a narrow street with alternate parking. If this development is approved, the available parking on the street will be reduced. There is currently limited parking for those who require it. On the north-east corner of East 15th and Concession (385 Concession), there is virtually no parking. The individuals from this apartment building (among others) have to find parking on this side of the

street. What makes matters worse, is that East 16th has limited parking because their properties are narrower. This means that it is difficult to park there without a ticket.

Another aspect is the building at 380[✓] Concession (south-east corner at East 15th). This property is zoned commercial. It has limited parking spaces. It is currently vacant due to a fire in August 2016. Individuals are parking on the vacant lot instead of the street.

Prior to the fire, there was a constant problem with parking. It is unknown what will replace it at this time. Back then, By-law officers were continually ticketing illegally parked cars. Several verbal disputes and threats were made by individuals to the officers as well as ourselves. It made us hesitant to sit out on our front porch when parking was on our side of the street. We do not want to return to this scenario.

b) This proposal will also alter the parking configuration within the existing lot at 370 Concession. If approved, the available parking will be shifted to the south end of the property. A significant number of parking spaces will be created along the west side of the property, up to and including, the proposed space in contention to compensate for those lost because of the space needed for the townhouse development.

In order to accomplish this, it seems that the parking dimensions for each space are less than what is now the standard. I did not see any provision for visitor parking. There is also very little room left to pile snow or for recycle bins and/or a garbage disposal dumpster, as well as their emptying. These factors could very well lead to more street parking.

3) Traffic and congestion.

This part of East 15th at Concession is far busier than the balance of the street. This is the result of street parking, numerous driveways and the volume of cars. As far as 370 Concession is concerned, there is one driveway to enter and exit the parking lot. Depending on the time of day, this becomes a busy corner as individuals use their cars to come and go.

The same applies to the entrances on the east side of the street which access the property at 380 Concession. Once this is rebuilt, there will certainly be additional volume accessing this lot, as in the past. Canada Post also installed a community mail box on the west side of the street close to the corner of Concession. This causes increased congestion when individuals park their cars to get their mail.

In addition to this, a stoplight was installed at the corner of East 13th and Concession (for pedestrian crossing). Concession street is an extremely busy road during business hours, particularly during the early morning and late afternoon commute. When this light is activated, several individuals will turn on East 15th to avoid stopping and turn west on Mountville or Inverness to access Upper Wellington.

Allowing four more driveways to this end of the street will make matters only worse.

One final comment. If this zoning By-law amendment is approved, one can foresee the possibility of the owner of this property attempting to purchase to three adjoining properties along East 15th. The

individuals who reside in them are elderly. These properties butt onto the space under consideration. If they are purchased, it becomes a distinct possibility that a similar application could be advanced at that time. Obviously, the approval of this application will be relied on to further extend townhouses down the street.

Incidentally, this scenario happened in the past. The proposal to ammend the property in question was turned down at that time.

Thank you and your Team for the opportunity to provide these comments for your consideration.

Yours truly,



03-03-18

Thomas Walker
19 East 15th St.,
Hamilton, Ontario
L9A 4E6

December 17, 2018

RECEIVED

DEC 18 2018

Mr. Michael Florino
Hamilton City Hall
Planning and Economic Development Department
Development Planning, Heritage and Design
71 Main Street West, 5th Floor
Hamilton, Ontario L8P 4Y5

RE: File #---ZAC-18-008
Proposed Townhouse Development
370 Concession Street
Hamilton, Ontario

Dear Mr. Florino

Following are my concerns regarding this proposed development:

Our home is located on the east side of East 14th Street (in the court) just south of this proposed area for development. We along with our neighbours have had several basement floods over the years due to major rain storms. Homes on the west side of East 14th Street have not been affected.

My Dad built our house and I learned that it along with the other homes on the east side of East 14th Street were built over an underground spring which ambles through the ground toward the mountain brow. I have often wondered if these basement floods have been due to this underground spring.

My big concern is the proposed paving over of the green space at the south west area of the Effort Trust property for a parking lot. The diminishing areas for runoff due to paving over all our green space is accelerating. With global warming and the prediction of more natural weather related disasters makes preserving our rapidly depleting green spaces of major importance. The days of paving over all our green space is 20th century thinking. We must be more visionary and act more responsibly.

Another concern is visual pollution due to flood lights which are installed at the back of the Effort Trust apartment building and shine directly into our kitchen window at night. If this proposed paved parking lot becomes reality we will be inundated with flood lights shining at night in our residential neighbourhood.

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There will be added parking gridlock due to the planned construction of condos directly across East 15th Street (north east corner) from the proposed townhouse development. The anticipated increased number of cars parking on an already congested street which is zoned for parking only on one side will be a calamity. Many people use these streets adjacent to Concession Street to park their cars, walk to the bus stop, catch a bus to downtown, consequently, saving downtown parking fees.

Allowing 4 townhouses in this small area will further accentuate matters and narrow the access into the parking area of the Effort Trust apartment building which will be chaotic in an emergency situation.

Respectfully,

Jackie Beaudin
53 East 14th Street
Hamilton, Ontario L9A 4B3

Copy to: Esther Pauls, Councillor, Ward 7
Fred Eisenberger, Hamilton City Mayor
Monique Taylor, MPP Hamilton Mountain
Scott Duvall, MP Hamilton Mountain