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AUG 12 2019

August 12, 2019

Melanie Schneider
Legislative Coordinator
Planning Committee
71 Main Street West, 1st Floor
Hamilton, Ontario L8P 4Y5

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

Following is an amendment to my letter of December 17, 2019 sent to Mr. Michael Florino regarding my concerns with 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.

Our home 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 during the 1980's and 1990's were 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 climate change and the prediction of more weather related disasters makes preserving our rapidly depleting green spaces of major importance. The days of paving over all our green space is 1960's thinking.

A World Health Organization report regarding urban green spaces states that these green spaces have positive effects on mental health. Studies using brain imaging techniques have confirmed that symptoms of depression are reduced simply by viewing nature. We must protect and preserve all the urban green space no matter the size. Why not zone it as a Green Space and develop it as a parkette for the tenants of the apartment building?

The proposal will call for the removal of trees from this green space specifically on the west side of the property. There are at least 22 trees on this site and by far the majority of the trees are on the west side of the property. This leads me to believe that most of the trees will be cut down. One tree alone absorbs 48 pounds of CO₂ each year.

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Another concern is visual pollution due to flood lights which would be installed in this proposed new parking area at the back of the Effort Trust apartment building. Presently, Effort Trust have one installed on the south side of the apartment building and shines directly into our dining room window at night. It is worse in the winter when all the leaves are off the trees. If this proposed paved parking lot becomes reality we will be inundated with flood lights shining at night in our residential neighbourhood making it like living next to a car lot on Upper James. ATTACHED IS A PHOTO TAKEN FROM OUR DINING ROOM WINDOW LOOKING NORTH TOWARDS EFFORT TRUST APARTMENT BUILDING. We are over 300' from the back of this apartment building.

There will be added parking gridlock due to the planned construction of townhouses 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.

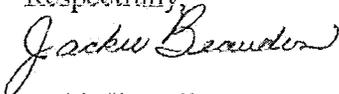
Have you viewed the sketches of the proposed townhouse development? They do not fit into the existing character of the 1940s, 1950s style of home. What I saw of the building plans was an ultra modern two story building. Why 2 parking spaces per unit when the apartment tenants at 370 Concession Street are allowed 1 parking space or less each. Is this a 4 or 8 unit complex? This needs to be clarified.

In the future, what concerns the residents is the possibility of Effort Trust purchasing a property at the end of our street and to alleviate the concern of the congested area in and out from East 15th Street, ultimately opening up an area for access to the parking area from East 14th Street.

I can not help but wonder if such a proposal would pass in a community that is more progressive and environmentally conscious. Hamilton needs visionaries to move our community into the future and this project is not forward thinking.

We pay taxes too!

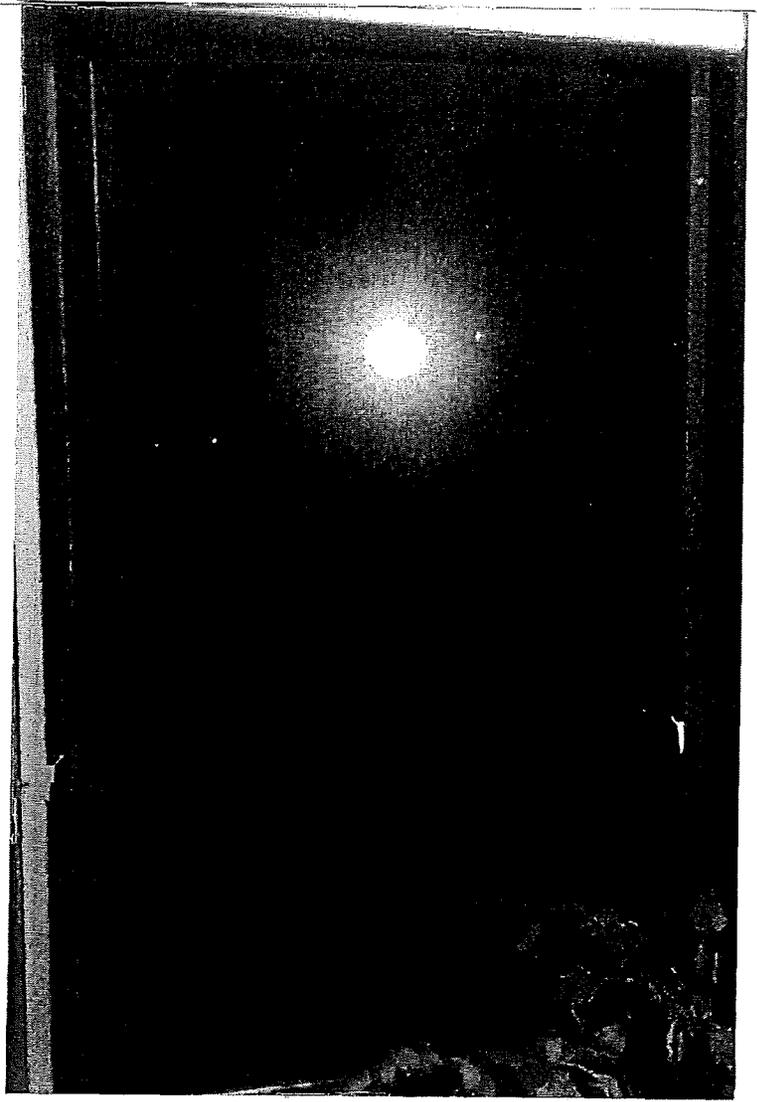
Respectfully,



Jackie Beaudin

Hamilton, Ontario

Copy to: Esther Pauls, Counsellor Ward 7



TAKEN FROM
DINING ROOM
LOOKING NORTH TO
370 CONCESSION ST. APT
BUILDING.
LITE INSTALLED ON
SOUTH SIDE OF BUILDING.
OVER 200' FEET FROM
OUR WINDOW