

Dear, Andrea

From: Lucas, Adam
Sent: Monday, December 4, 2017 1:08 PM
To: 'Lori Lychy'
Subject: RE: Zoning 125-129 Robert St

Hi Lori,

Thank you for your e-mail. Your comments will form part of the public record and will be forwarded to the applicant for further consideration. City staff will be asking the applicant to provide a response to all comments/concerns received in relation to the application.

If you have any further questions, please let me know.

Regards,

Adam Lucas, MCIP, RPP
Senior Planner

Development Planning, Heritage and Design, Urban Team
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e. adam.lucas@hamilton.ca

From: Lori Lychy
Sent: December-04-17 10:58 AM
To: Lucas, Adam
Subject: Zoning 125-129 Robert St

Good morning,

I own the residence directly across the street from 125-129 Robert Street. I live at 130 Robert Street.

I do have an issue regarding the changing of the Low Density Residential standing to Medium Density Residential. The issue is with **Parking**. Robert street is already saturated with cars looking for parking. On the south side of the street we already have 9 cars who need parking. These cars are from people like myself who own or rent the properties on the south side of the street. These cars already take up all the street parking on the south side.

As well as the owners/renters on Robert Street, we have the issue of the hospital workers who park on our street Monday to Friday and walk to hospital. They are waiting for us to leave in the morning so they can park on our street. These hospital workers work 12 to 14 hour shifts, meaning we have no place to park when we return from our 8 hour work days.

Earlier this year a permit was submitted for the large house on the corner of Elgin and Robert to change from a single family dwelling to a multi family dwelling. I believe 3 to 4 apartments. The builders are only supplying

one driveway parking spot. The other residence will be looking for street parking where there is none.

Now we have another request for a 7 residential dwelling unit with **only 4 parking spaces supplied.** Why do they not supply enough parking for the building? Where are these people going to park? In front of my house I would guess. What is someone on the street wishes to have company? **The point I'm trying to make is that Robert Street cannot support anymore cars.** If the builders wish to build an apartment they **NEED** to supply enough parking for their building.

--

Lori Plecity
130 Robert Street
Hamilton, ON L8L 2P6

Dear, Andrea

From:
Sent: Wednesday, December 6, 2017 6:24 PM
To: Lucas, Adam
Cc:
Subject: Files:UHOPA-17-033 / ZAC-17-073

Dear Lucas,

My name is [REDACTED] and I spoke with you on the phone today regarding some concerns my father [REDACTED] had about a 3 storey apartment being built around the corner from his house, he lives at 222 Mary st. some of the issues hes concerned about are...

- Privacy
- Parking
- Blocking of the sun

My father [REDACTED] : would like his name to be kept confidential.

thanks,

Dear, Andrea

From:
Sent: Tuesday, January 30, 2018 12:41 PM
To: Lucas, Adam
Subject: Concerns About Development Application UHOPA-17-033 (125-129 Robert St, Hamilton)

Hello,

*****IMPORTANT: PLEASE STRIKE MY NAME AND CREDENTIALS IN THE EVENT THAT MY COMMENTS ARE MADE PUBLIC OR VIEWABLE TO THE APPLICANT.**

This is regarding the **Development Application: UHOPA-17-033 for 125-129 ROBERT ST.** I am a concerned neighbor that did receive a notice in the mail from the city about this application.

My apprehension is due to the proposal to build **7 residential dwellings, but only 4 parking spaces.** This could potentially add 3 or more vehicles parking on the street in the area. Many of the dwellings on that section of Robert street (between Mary St. and Elgin St.) are single occupancy homes with no driveways. As it is right now, there appears to be just enough parking to accommodate everyone that lives in this section of Robert St. It is a similar situation with the intersecting streets, Mary and Elgin, which also appear to have just enough street parking to accommodate the needs of those areas. In summary, **if the Application is approved, it would create an increased parking space deficit, lowering the value of homes with no driveway that are in proximity to 125-129 Robert St. and forcing residents to park at an unreasonable distance from their homes.**

I propose the following considerations:

- 1) Reject the Development Application

OR

- 2) Counter the Development Application that it be re-planned to have a 1:1 ratio of dwellings to parking spaces, perhaps by reducing the number of units and using the added space for more parking. (5 units to 5 parking spaces perhaps, for example)

OR

- 3) If the Application is approved as is, as a last resort, remove the parking restriction on the SW side of Robert St., between Mary St. and Catharine St. N, which currently posts "No Parking from 7am to 6PM Monday to Saturday". This would add enough parking for 3 or 4 vehicles in the area, although at the

expense of reduced traffic flow due to narrowing the roadway with parked cars. With this scenario, also add exempt parking for the residents of Robert St to ensure we all have a spot. Again...a last resort.

*****IMPORTANT: PLEASE STRIKE MY NAME AND CREDENTIALS IN THE EVENT THAT MY COMMENTS ARE MADE PUBLIC OR VIEWABLE TO THE APPLICANT.**

If the above could be taken into consideration, it would be greatly appreciated.

With Regards,