

## **Zoning By-Law Amendment (File No. ZAC-18-008)**

### **370 Concession Street, Hamilton**

Regarding the proposed application by Urban solutions Planning and Land Development Consultant Inc.

I do not agree with this proposal seen in the limited information of the concept plan for the following reasons:

#### **Block 2 – Change in Zoning from Urban Protected Residential to DE-2/X-5a-H**

This is an extension of the apartment parking lot into the core of an urban protected residential zone which does not meet typical long term progressive urban sustainability initiatives.

The proposal drawing does not indicate water, snow management, salt, vehicle light and noise management. (Previous use of this land for a large above ground swimming pool resulted in many issues with the surrounding urban landholders even through there was a written plan in place.)

The land current is sloped towards the urban protected urban residential lots.

1. Are there provisions to manage water runoff through the use of installing storm management drains and landscape grading?
2. What is the snow removal plan? Based on the drawing likely the landscaped south area will likely become the main location for snow storage as there no snow removal storage space indicated in the plan. Has the issue of salt damage and water runoff into adjacent urban backyards been addressed? Many of these urban lands are used for gardening and play areas for children. Any salt runoff would have catastrophic effects on the urban landscape due to the limited amount of soil depth (1 metre max) due to the location near the escarpment.
3. Are there plans to place a full privacy fence (at the applicant's expense) to limit light and noise pollution from vehicles using the parking lot 24/7?
4. What is the exact proposal for the landscape area? Is there a drawing?
5. Why is this area not being proposed as a green space for the apartment residents verses an expansion of paved area? There is currently the possibility to showcase this area as a landscaped urban oasis.

#### **Parking**

Currently parking on East 15<sup>th</sup> is very limited due to local apartment dwellers using the street as full-time parking. Many times parking extends to the sidewalk cross walk at concession in the evenings.

There is a longer-term plan develop the property east of this property into a new multistory residence which will lead to more stress on the local street.

1. The current proposal limits parking to less than the number of units in the apartment. How does this limitation on parking address residents with more than one vehicle?
2. Large multi-unit residences normally require at least one loading space. This proposal is asking for less than the required loading spaces. How will loading be addressed?

3. The south 10 parking spaces next to the building are currently a mixture of garages into the building. This seems to be much more condensed than current use and the proposal is using narrower parking spaces. How is proposal different than the current setup? Are the garages to be closed?

4. The proposed garbage recycling area is much more condensed than the current recycling footprint. How is the recycling area going to condense if the building units remain the same?

**Proposed Townhomes**

1. Due to the expected change on the east property to a new large multi residential unit, does urban towns fit into the city's master development plan?

2. Why are the lots for the new proposed townhomes allowed to be such a smaller footprint than the requirements of zoning? This is requiring exceptions for 50% of the minimum requirements which seems beyond a simple single exception.

Thank you for considering these questions at the committee meeting.

Kevin Hunt