

Pearl Davie respecting 370 Concession Street

Subject: Zoning By-law Amendment (File No.ZAC-18-008)

My name is Pearl Davie and I am resident and owner, with my husband Robert, of 41 East 14th Street, Hamilton

On February 25th, 2018, I made a submission to Yvette Rybensky, Senior Project Manager, Developmental Planning, Heritage & Design, Suburban Team, with respect to the request for a zoning variation for 370 Concession Street, Hamilton which you will have on file.

The following is a summary of objections to this variance being granted for 370 Concession St. Hamilton:

The reconfiguration of the parking spaces to allow for parking in the space previously occupied by a pool (never used) and subsequently as a sort of green space, brings the parking right into the backyard space of at least three dwellings.

The resulting disruption of privacy, the noise of parking as well as the headlights late at night, the additional lighting required for the area etc. will seriously affect the families adjacent to the parking and should not be allowed.

The addition of townhouses on the East 15th edge of the property takes up existing parking space and so should not be allowed. We note the applicant has reduced the number of units from four to three, which is basically an admission that the application will not serve the area. The only access to the parking is limited to a driveway exiting on East 15th and there would certainly be congestion at some hours of the day. Moreover the question arises of access by emergency vehicles and any ability to accommodate such vehicles if the parking area is full.

Another matter is the collection and disposal of waste from the apartment building. There was some discussion at the public meeting about the relocation of the pickup area, which is currently the area where the proposed townhouses would locate. The revised Concept Plan shows proposed garbage/recycling area in the place where the now removed fourth townhouse would have been. Again this impinges on the driveway area and would raise concerns about emergency vehicles and congestion. In addition, should this be approved, it would legitimize the nuisance factor for any resident of the townhouse.

I would draw to your attention the owners/operators of 370 Concession Street have previously applied for rezoning, in part to legalize an illegal apartment unit which they operated (and received income from) for many years despite it not being formalized.

That application was denied and this application should be denied also. It does not improve or enhance the community in any way and will have negative impacts on local taxpayers.

Sincerely, Pearl Davie