

Tchisler, Gerry

From: [REDACTED]
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To: Tchisler, Gerry
Subject: ZAC-17-008

[REDACTED]
Sent from my iPhone

The requested variance is significantly overpopulating the area in multifamily units.

Typical community units in Corktown are significantly lower than the proposed number of units. While there are some townhouses, the majority are single family dwellings and some townhouses. Many area apartments are 2 to 3 story walk ups. A ten plus story multiunit dwelling would be comparable only with the taller buildings south of Charlton ?

Most striking is the lack of adequate parking ! 70+ units likely with an average of more than 1 and probably 2 cars per unit with parking for only 41 vehicles ????

The developer will argue for bus route access within 2 to 3 blocks and the nearby GO station; we will not hold our breath for the heavily indebted Liberal provincial Government promises of Metrolinx light rail transit !

The major existing traffic flow, narrow streets, nearby school and park and the impact of the nearby hospital cannot be ignored. Template densities are inadequate. On street parking is already plagued by people parking across driveways, parking on private property, obstructing access to fire hydrants, obstructing site lines parking too near to corners etc. SJHC- Hamilton already had inadequate parking as does the medical building at 25 Charlton - people circle the blocks looking for on street parking for 30 to 40 minutes prior too medical appointments.

SJHC is under-equipped and high priced for staff parking, and their employees often wait long times for permits at high cost - others park on the street or already seek other private paid parking north to the TH&B tracks. Many staff leave SJHC on breaks and lunch to move their vehicles and avoid tickets for prolonged parking!

Recently SJHC converted several parking spaces on site to limit their use to dialysis patients etc shifting even more patients from on site parking to street parking !

I think the parking in the proposed development needs to be at least doubled and probably more like 2.5 parking spaces per unit (or more)on the same geographic site, for the stated density . . . Or reduce the unit density significantly ?

Yours
[REDACTED]

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