



179-189 CATHARINE ST N
HAMILTON, ONTARIO



NEIGHBOURHOOD OPEN HOUSE MEETING COMMENT SHEET

Please PRINT your name and address.
Meeting hosted by Woven Quarter Properties Inc. and IBI Group

Held virtually on Thursday, September 24, 2020 via Microsoft Teams.

From: Brenna MacNaughton, [REDACTED] Catharine St N, Hamilton L8L 4S4

Firstly, I want to acknowledge and thank both Mike and Tran being available to discuss the current plans for this property with the nearby community.

As I mentioned during the meeting, there are significant issues with the proposal that have yet to be addressed. These include:

Insufficient parking availability for the proposed number of units.

The parking space to unit ratio is less than one. As there are many existing properties in the neighbourhood that lack off-street parking, it is likely that the demands for on-street parking will increase. While the neighbourhood is walkable, it is our observation as residents that most people who live in the area have a vehicle.

First, if some units are rented with parking included, others will not be – meaning those residents will be forced to use street parking for vehicles.

Second, if parking spots are optional additions to people's rental agreements, the pricing may incentivize the use of street parking which has an exceptionally low annual cost (around \$100 per year) compared to a market rate underground parking spot – and if it does not, the first issue remains.

The above assumes that the residents only need parking for a single vehicle, and neither of these options resolves the street parking demand increase.

Appropriateness of development to the street

The current streetscape of Catharine St N between Wilson St and Murray St is single family dwellings, duplexes, triplexes, a single level assisted living centre, and several commercial buildings of one or two storeys. None of this aligns with the proposed buildings which will be 13m (around 40ft) tall, consisting of several blocks of fourplexes in a limited area.

The population density proposed is not aligned with the rest of its neighbourhood. Densification is a valid goal for urban areas but should be sympathetic to the environment in which it is

occurring. 44 new units would more than double the units on Catharine between Cannon and Robert.

Interface with existing properties

The proposal indicates that the rear blocks of buildings will closely abut the north and south property boundaries. Given that they are set back significantly from the street, they affect the privacy of the pre-existing properties nearby. The distances between those buildings and the existing structures are far less than would be found in other developments, or even across the street in older areas of the city such as this.

Again, thank you for the virtual open house and for providing a venue for feedback from residents.

Brenna MacNaughton