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December 21, 2021

Legislative Coordinator, Planning Committee

71 main Street West, First Floor

Hamilton, ON, L8P 4Y5

Regarding;

Official Plan Amendment Application UHOPA-21-013 and

Zoning By-law Amendment (File No. ZAC-21-028) and

Applications under the Planning Act variance (HM/A-19:457)

We the undersigned residing less than 60 meters from the subject property, object to the applications, in total. We would also like to present an oral and written submission at the public meeting

The main cause of concern is the lack of parking for the project. The developers have already had a great number of parking spaces lowered for Phase One and Two. For those 108 units, there should have been allotted 152 parking spaces. Instead, 42 spaces have been allowed. The reason argued by the developer was that their clientele, were unlikely to own a car. Now, the developers are requesting the same parking space reduction for the Phase Three units AND using six spaces from the other two Phases. The developers have told local residents, that their clients will have assistance from them in many facets of rehabilitation, physical and mental health, as well as, help in general living. These care workers need somewhere to park. The needs of the 108 units, where common areas are to be used for group meetings and communal gatherings, will require extra staff for training, leadership and cleaning. Assigning this "extra" parking to Phase Three is unacceptable.

In Phase Three, the 31 apartments are one, two and three bedroom units. These units will need a normal amount of parking. They could, possibly, have two working parents and driving age children and would be more prone to having visitors. Further, as no loading areas have been set aside and all the 139 units will require garbage and maintenance, there should be parking and turn around areas for trucks.

Our area already has an enormous demand for street parking which, we assume our city planners know about. It is the combined pressure from workers and visitors going to the General hospital, who do not or cannot afford the City's and Hamilton Health Science's exorbitant parking fees. This pressure increased

by the number of illegal multiple unit dwellings, in the neighbourhood, as well as, the Victoria Gardens Nursing Home, with its own workers and visitors.

We would suggest to the committee, that the developers returned to their plans, reduce the number of units for Phase Three and increase the number of parking spaces to meet those required.. A possible solution might, include, a four storey building with parking at ground level.

Sincerely

Jan Hall and Bruce McLeod