

From: Jaleen Grove
Sent: Friday, January 7, 2022 3:48 PM
To: clerk@hamilton.ca
Subject: Re: UHOPA-21-013 and ZAC-21-028

Jan. 6, 2022

RE: Files UHOPA-21-013, ZAC-21-028 and HM/A-21:414
InDwell at Robert + East

Dear Councillors and planners,

It is with dismay that we observe that it seems to be standard procedure to approve a major project such as the InDwell development on East Ave North, and then to nibble away at its integrity with many applications for exceptions to bylaws. This seems an abuse of process, perhaps hoping no one notices incremental changes. Added up, these amendments become quite significant and an abuse of bylaws that were in place for solid reasons. As residents of East Ave, literally facing the proposed next phase of building across the street from our front door, we are alarmed at the gradual erosion of the street's amenities and the impact this development will have – not just on the quality of life for longtime residents but for our new neighbours-to-be as well.

We are not opposed to social housing. It's an appropriate site for it given the city's needs and heritage, and for the greater good.

We ARE opposed to the proposed removal of green space in the form of the "front yard" and "side yard" setbacks from the road and removal of parking spots while simultaneously increasing density. Nor have we been provided an elevation view of the proposed building, which is disappointing and a disservice to inclusivity and public input.

Please remember parking reductions were already asked for in one of the prior amendments in Phase 1 and 2. Now, .3 of 284 unites is 85 parking spots, but the paperwork sent does not clarify where these are to be located. Will the parking spots shown on the included site plan remain? We don't know – since the loading space is to be taken away entirely. How are people, some no doubt disabled, supposed to get deliveries, get in an uber, move in and out, have short-term visitors—given that

parkade use in the other building is awkward and far away and limited? Our street already suffers from lack of parking due to hospital staff and visitors, so people will predictably park and double-park in the street. Please preserve the outdoor parking spots.

To encourage less car dependence, you could add bike racks. We also urge you to wire all parkade spaces and at least one exterior guest space for electric vehicle charging.

Another application—HM/A-21:414, for 315 Robert St—confuses the matter by proposing differing specs for parking spaces and green space. But it too reduces green space.

The front and side yard 3-meter strips, which are to go to zero, are VERY important because that is where the trees are. Currently several trees stand – trees of the perfect age, still young but mature enough to have presence. They are healthy and help make the street liveable. Many studies support the science of the importance of urban forests and the health benefits of trees, not to mention the aesthetics—this is why you have City staff who specialize in that field. All along we have communicated the need for preserving the few trees left (and protest the removal of the others that already occurred), in earlier letters to you and to InDwell. Please preserve the trees and plant more. Additionally, the 3-meter green space should be landscaped with low-maintenance, eco-friendly native plants to support local biodiversity.

This space also would give the street needed breathing room between the new façade (presumably quite flat and blank given the look of Phase 1) and the older residents' front doors and windows. Zero setback brings the walls and windows much closer to the facing houses and creates a streetscape that is more commercial-looking than residential (it would be extremely bleak without trees), not to mention that not lining up with the rest of the development, which has a bit of yard, disrupts the spatial integrity of the design and sightlines up and down the street.

The variance application of January 2021 (HM/A-20:273) mentions that E District is supposed to have 25% landscaping, 50% of which should be unpaved. Please stick to it.

Summary:

- Respect the bylaws
- Keep the outdoor parking

- Keep 3 meter yards, with trees intact
- Add native plants, bike racks, electric vehicle station
- Give residents the full specs of the development so we can give our most informed input

Sincerely,

Jaleen Grove and Bryan Gee