

September 13, 2019

The Planning Committee
City Clerk's Office, 1st floor
71 Main St. West
Hamilton, Ontario
L8P 4Y5

Attn.: Lisa Chamberlain, Planning Coordinator

Re: Temporary Use By-Law No. 6593

Dear Ms. Chamberlain,

I have reviewed the above proposal as outlined in "the Spec" but have not had an opportunity to review the full report available as of September 11, 2019. As I may not be able to attend the meeting on the 17th I wanted to make certain my thoughts and concerns over the proposal, were voiced.

My life experience has taught me that "temporary" is only the beginning of "permanent" particularly once conversion has taken place. To refer to this proposal as "relief" from certain zoning regulations in Residential Conversion makes it seem as though the existing requirements and process are an onerous hardship. This proposal will not result in the vision the planning committee has created for the future but will unfold with a very different look.

...beware your hearts desire...you soon may get it.

I have no issue / concern with eliminating a minimum dwelling size, perhaps resulting in some families of 4 living in 500 square feet (46.5 square metres) or less.

I have no issue with reducing lot size that will ultimately result in the destruction of many of the current single family homes in order to make way for more high-rise condo building units, which will rent for exorbitant

rates (eg. new condo building on Locke St. S; 1 bedroom 800 square feet (74.3 square metres) or so, rents for \$2350/ month – Very affordable).

What I do take issue with is the “No additional parking required.....”

Parking is already an issue on many of the older streets in Ward 1, where I live. Without addressing future parking requirements and making necessary changes to increase street and front yard parking availability, there will be some turmoil resulting from too many housing units with not enough parking. I understand the desire to eliminate parking and get people to take the HSR but Hamiltonians love their vehicles and some people even have multiple vehicles.

In addition, while the conversions are taking place, construction related trucks and vehicles take up precious parking spaces and / or block traffic, creating additional pressure for commuters.

I believe minds are already made up and the concerns of people like myself, who live in the area, are being “outed” by flipper / speculators and big money Toronto developpers and not the single family buyers.

I ask that parking needs in Wards 1 and Ward 8 be reviewed for the purpose of providing relief.

I call Hamilton HOME



love, light and peace

merosia butschynski

Hamilton, Ontario

Email: j

