

From: Meredith Jensen

Sent: Monday, July 4, 2022 9:46 AM

To: Schneider, Melanie <Melanie.Schneider@hamilton.ca>; Pauls, Esther <Esther.Pauls@hamilton.ca>

Cc: Izirein, Ohi <Ohi.Izirein@hamilton.ca>; Fabac, Anita <Anita.Fabac@hamilton.ca>; Robichaud, Steve <Steve.Robichaud@hamilton.ca>; Fiorino, Michael <Michael.Fiorino@hamilton.ca>; Office of the Mayor <Officeofthe.Mayor@hamilton.ca>

Subject: Re: file ZAC-21-023 - 1540 Upper Wentworth Street

Good morning Ms. Schneider & Ms. Pauls,

We have had the opportunity to review the staff report shared last week by Mr. Fiorino and wish to share our thoughts specifically regarding the proposed reduction to the existing requirement of 1.25 parking spaces per unit (what should be a total of 158 parking spaces) to only 64 spaces (0.59 parking spaces per unit greater than 50 square metres & 0.29 parking spaces per unit of less than 50 sq metres.)

The transportation impact study would lead you to believe that only one unit in three owns an automobile, however walking through the current development shows you that a much greater percentage of units have vehicles in their driveway, and that almost all visitor parking is occupied fully. The possibility also exists that additional cars are parked in the garages of the units. The attached photographs of the complex at 1540 Upper Wentworth Street were taken on Sunday July 3rd at approximately 8:45am.

I would ask for confirmation that these photographs will be shared at the meeting tomorrow and members of the committee will have an opportunity to review them.

As I mentioned to Mr. Fiorino it seems incredulous that city staff would support a reduction of parking to less than 1 space for every 2 units simply because bus service is available, and naïve to believe that less than 1 in two units in the current development own an automobile and would require parking.

The photos I attached clearly show that the current residents of 1540 Upper Wentworth are using parking despite their easy access to public transit.

In light of the above I ask that the committee reconsider the proposed modifications to the E-2 bylaw concerning reduction of parking and maintain the requirements in the existing bylaw for number of parking spaces required per unit.

Sincerely,

Peter Jensen

























On Jul 22, 2021, at 11:49 AM, Schneider, Melanie <Melanie.Schneider@hamilton.ca> wrote:

Hi Meredith,

Thank you for your email below. Please be advised that your comments will be included and discussed in our staff report presented to the Planning Committee as part of the required public hearing. A date has yet to be scheduled for Planning Committee. When we do have a date, you will be notified and will receive a copy of the Staff report in advance.

Regarding your question about parking, the applicants are proposing an underground parking area for 51 vehicles and surface parking for 13 regular spaces and 3 barrier free spaces. We have a traffic impact study and parking study currently under review as part of the proposal and currently do not have a position on the reduced parking rate at this time. The staff report mentioned above will include your concerns and staff's position on the proposal.

Regards,

Melanie Schneider
Planner II
Planning and Economic Development

Planning, City of Hamilton
(905) 546-2424 Ext.1224

NOTE: As of March 18, all City of Hamilton offices and facilities have been closed to the public with the exception of the First Floor, City Hall, to help prevent the possible spread of the Covid-19 virus.

Planning staff will continue to serve the community over the phone or by email. However, staff are working from home as a precautionary measure to protect both the public and staff and staff will endeavour to reply to your email as soon as possible.

Digital submissions and resubmissions are preferred. Alternatively you may make your submission by courier, mail or by drop off at the First Floor, City Hall.

Please be aware that information on the City's response to Covid-19 and the City of Hamilton Official Plan, Zoning By-laws and submission requirements can be found on the City's website at www.hamilton.ca.

Thank you for your anticipated cooperation.

-----Original Message-----

From: Meredith Jensen

Sent: July 16, 2021 7:16 PM

To: Schneider, Melanie <Melanie.Schneider@hamilton.ca>

Cc: Pauls, Esther <Esther.Pauls@hamilton.ca>

Subject: file ZAC-21-023

Dear Ms. Schneider,

I am writing in regards to the letter I received about a zoning by-law amendment (file ZAC-21-023).

While I am a supporter of affordable housing in Hamilton, I am concerned because the plan we received doesn't specifically address parking. Would the new 126 unit dwelling include underground parking? According to the Hamilton Zoning by-law, it appears that one spot would be required per dwelling. The documents received show there are 11 parking spots plus two accessible parking spots as marked on the site plan. Can you please confirm that additional parking for tenants is available? Is there additional parking for visitors planned over and above the 13 parking spots shown on the site plan?

Parking in our neighbourhood is already at a premium. While I do not know if the cars parked on the street belong to residents or to their guests, I do know that Emperor Avenue is already full of parked cars on both sides of the road most of the day, making it difficult to drive along the road and hazardous to pedestrians. I am concerned that a further increase to the number of units without additional parking would cause traffic problems for the entire neighbourhood.

Sincerely,

Peter Jensen