

August 31, 2022

Michael Davis

City of Hamilton

Planning and Economic Development Department

**RE: Zoning By-law Amendment (File no. ZAC-21-003)**

Having received the Notice of complete application and preliminary Circulation for Zoning By-law amendment for the development of a 4 storey retirement home/senior's apartment building located at 125 Pirie Drive in Dundas, we have the following input:

1. With respect to the retirement facility, will the 4-storey apartment building contain all the necessary parking for all of its occupants and staff? This aspect of the plan appears short-sighted.
2. By design, there is no street parking possible in that area labelled Block 1 of the development. Combined with the fact that Pirie Drive is at its maximum for parking on the street, the proposed zoning does not address this shortfall.
3. We feel consideration should be given to a significant reduction in the number of single storey townhomes by at least 50% and allocate necessary parking spaces that will support the proposed 4 storey facility and support the overflow parking required for the townhouses, present and proposed.



## **Background**

There is no street parking available for the length of Pirie Drive. It has been consumed by townhomes on lot 10 and lot 7. The townhomes/condos located on lot 10 and lot 7 were developed 30 years ago and this has evolved into the maximum use of street parking spaces. Sufficient parking was not built into the plans for these two developments back then and now this proposed development is proceeding down the same path assuming street parking will support the overflow parking needs of the area. It should be recognized that Pirie drive is a bus route and that there is absolutely no overflow parking available on the street.

As residents of the area for the past 30 years, it is our belief that a good portion of Block 1 should be allocated for parking for the 100 person 4 storey facility and not townhomes. We are not confident in the current plan to accommodate visitors and residents to this proposed facility. In summary we are opposed to the development of 16 townhouse dwellings.

Respectively

Dan & Susan Carreau