

Pilon, Janet

Subject: 804-816 King St West (UHOPA-19-004 and ZAC-19-009)

From: John Petrie

Sent: March 22, 2021 4:18 PM

To: clerk@hamilton.ca

Subject: 804-816 King St West (UHOPA-19-004 and ZAC-19-009)

To whom it may concern.

I am writing to express my opposition to this proposed mixed use residential development on the corner of Paradise and King St West. My primary concern relates to the impact of this development on the on-road parking spaces as well as traffic density on nearby residential streets.

I understand that this development provides for some onsite parking, but some residents of this development (who could be two car families) and retail customers will be required to find parking on nearby residential streets. Local on street parking in this neighbourhood is under pressure from McMaster University, the Urgent Care facility as well as existing low rise residential buildings that provide insufficient onsite parking. Many students and urgent care staff/patients do not utilize the paid parking facilities provided at each of these locations, but rather park on nearby residential streets. Thus this proposal will significantly exacerbate the current situation.

Given the one way street system in the area, a significant volume of traffic will of necessity, utilize local residential streets to access the proposed development.

I live at [REDACTED] Longwood Road north (near the intersection with King Street west) and often find that the east side of this street (parking is not permitted on the west side) is essentially fully occupied with parked cars during the university year. The density of parked cars can make it awkward to drive out of or into my driveway; a situation compounded when vehicles park partially across my drive way entrance. The proposed development will in all likelihood result in an increase in the traffic density on Longwood North and adjacent streets, as well as putting more pressure on the availability of on street parking.

I am also concerned that a six story building will be a visual eyesore in this area of dominantly low rise residential buildings; taking away from the ambience of this area of Westdale.

Regards

John Petrie