

February 22, 2024

[via email: clerks@hamilton.com]

Sebastian Cumming, Planner II – Zoning By-law Reform
City of Hamilton
71 Main Street West
Hamilton, ON L8P 4Y5

Dear Sebastian Cumming:

**RE: City of Hamilton Parking Standards Review Comments - Losani Homes
OUR FILE 14196**

On behalf our client, Losani Homes, we have undertaken a review of the proposed City-wide parking standards and draft zoning by-law amendment and would like to provide the following comments for consideration. We are generally supportive of the objective to reduce parking requirements.

We have concerns with the parking rates proposed in Parking Rate Area 3, specifically for zones which currently allow for a reduced parking rate such as the Commercial, Mixed Use and Transit Oriented Corridor Zones. Although the rate has been decreased for a dwelling unit, the introduction and addition of visitor parking requirements has effectively increased the required parking for these zones, and no provisions have been carried forward for a reduction in parking requirements for small units (less than 50 sq. metres).

The current parking rates allow for a reduction in parking for small units and an overall parking rate of 0.7 to 1.0 spaces per unit inclusive of visitor parking. The parking requirements for a multiple dwellings with greater than 5 units have effectively been increased within Parking Area 3.

The following table provides a summary of the currently permits parking rates for a multiple dwelling within a commercial mixed use or transit oriented zone:

Table 1: Current and Proposed Parking Standards for Parking Area 3 (TOC & C5 Zones)

Multiple Dwelling (TOC & C5 Zones)	Current Parking Rates		Proposed Parking Rates	
	Minimum	Maximum	Minimum	Maximum
Dwelling Unit (< 50 sq. m.)	0.3 / unit	1.25 / unit	1.1 / unit (0.85/unit + 0.25 visitor/unit)	2.0 / unit
Dwelling Unit (> 50 sq. m.)				
1-14 units	0.7 / unit	1.25 / unit		
15-50 units	0.85 / unit	1.25 / unit		
51+ units	1.0 / unit	1.25 / unit		

We request that the parking requirements within Parking Area 3, specifically for multiple dwellings, be reviewed to implement the objectives of the parking reform to reduce parking

requirements across the City. The parking rates should not result in a higher rate than what is currently required in the zoning by-law.

We also have concerns with the proposed Parking Area mapping as it does not reflect the planned transit strategy of the City of Hamilton and BLAST network. Reduced parking rates should be implemented in areas planned for rapid transit to support existing and future ridership and implement the City's objectives to implement a higher order transit network. This approach aligns with other City initiatives including Transit Oriented Zones. **We request that the Parking Area mapping be reviewed, and that Parking Rate Area 2 be extended to and apply to all higher-order transit corridors implementing the objectives of the City.**

We also have concerns with the proposed provisions for electric vehicle ready parking and would request that this be removed to allow additional time for review and discussion with the Development Industry.

Please accept this letter as input into the parking standards review for consideration. We would be pleased to meet with staff to discuss our comments. Please contact the undersigned should you have any questions.

Yours truly,

MHBC



Stephanie Mirtitsch, BES, MCIP, RPP
Associate



Melissa Visser, MSc
Intermediate Planner

cc. *William Liske, Losani Homes*
Travis Skelton, Losani Homes



February 22, 2024

[via email: parkingstandardsreview@hamilton.com]

Sebastian Cumming, Planner II – Zoning By-law Reform
City of Hamilton
71 Main Street West
Hamilton, ON L8P 4Y5

Dear Sebastian Cumming:

**RE: City of Hamilton Parking Standards Review – Updates and Amendments to the Low Density Residential (R1) and Low Density Residential (R1a) Zones, and Creation of a New Low Density Residential – Large Lot (R2) Zone, Creation of a New Section 5: Parking, and Technical Amendments to Zoning By-law No. 05-200 (PED22154) - Valery Homes
OUR FILE 20348**

On behalf our client, Valery Homes, we have undertaken a review of the proposed City-wide parking standards and draft zoning by-law amendment proposed in Staff Report PED22154 and would like to provide the following comments for consideration.

We are generally supportive of the objective to reduce parking requirements, including in Area 1.

We have concerns with the parking rates proposed in Parking Rate Area 2 and 3, specifically for zones which currently allow for a reduced parking rate such as the Commercial, Mixed Use and Transit Oriented Corridor Zones. Although the rate has been decreased for a dwelling unit, the introduction and addition of visitor parking requirements has effectively increased the required parking for these zones, and no provisions have been carried forward for a reduction in parking requirements for small units (less than 50 sq. metres). **We request that the parking requirements within Parking Area 2 and 3, specifically for multiple dwellings, be reviewed to implement the objectives of the parking reform to reduce parking requirements across the City to ensure that parking rates either remain the same, or are lowered in these Areas.**

We also have concerns with the proposed Parking Area mapping as it does not reflect the planned transit strategy of the City of Hamilton and BLAST network. Reduced parking rates should be implemented in areas planned for rapid transit to support existing and future ridership and implement the City's objectives to implement a higher order transit network. This approach aligns with other City initiatives including Transit Oriented Zones. **We request that the proposed parking rates along planned higher-order transit corridors be further reviewed to implement the objectives of the City.**

We also have concerns with the proposed provisions for electric vehicle ready parking and the potential implications of costs for house and would request that this be removed to allow additional time for review and discussion with the Development Industry.

Please accept this letter as input into the parking standards review for consideration. We would be pleased to meet with staff to discuss our comments. Please contact the undersigned should you have any questions.

Yours truly,
MHBC

A handwritten signature in cursive script that reads "Smirtitsch". The letter 'S' is large and loops around the start of the name.

Stephanie Mirtitsch, BES, MCIP, RPP
Associate

cc. Amber Lindsay, Valery Homes