



February 22, 2024

Via E-mail to: Lisa.Kelsey@hamilton.ca

Chair and Members
Planning Committee
City of Hamilton
71 Main Street West
Hamilton, ON L8P 4Y5

Dear Chair and Members,

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

DeSantis Homes has undertaken a review of the proposed City-wide parking standards and draft zoning by-law amendment proposed in Staff Report PED22154 and have on-going concerns which we feel need to be addressed.

Although we are generally supportive of the objective to reduce parking requirements, we believe that they could be better improved to reflect the situation across the City of Hamilton as a whole.

One our concerns is related to the proposed provisions for Electric Vehicle (EV) ready parking and the potential implications on our developments., As one can appreciate, allocation of services is a consideration made when evaluating any proposed development. We are therefore concerned that the lack of capacity by hydro providers such as Alectra and HydroOne to accommodate 100% of parking spaces with EV capabilities could inherently undermine the intentions of Council. We believe that a more prudent approach involving all stakeholders could result in the desired outcome of Council.

We would be pleased to meet with staff to discuss our comments. Please feel free to contact the undersigned should you have any questions.

Regards,

A handwritten signature in blue ink, appearing to read 'Fernando Puga', with a long horizontal stroke extending to the right.

Fernando Puga
Land Development Manager,
DeSantis Homes