

## Committee of Adjustment - Sep 10, 2024

Chris Ritsma <chrisritsma@gmail.com>

Tue 8/27/2024 10:01 AM

To:Committee of adjustment <cofa@hamilton.ca>

Cc:Chris Ritsma <chrisritsma@gmail.com>

**External Email:** Use caution with links and attachments

Hi, To Whom it may Concern,

Please see my attached comments to staff and CoA. Please feel free to separate comments by row for the purpose of the public record if necessary for each of the items on the agenda.

<p>A.24.177 <a href="#">371 Skinner Road, Flamborough (Ward 15)</a></p>	<p>Typically staff recommend against tandem parking. I do not agree with this recommendation for the following reasons and believe the adjustment should be approved:</p> <ol style="list-style-type: none"> <li>1. Housing demand in the current moment, particularly infill density is a key priority for the city relating to stopping the urban boundary expansion. It is also a pressing issue in the context of Canada and its largest cities, including Hamilton. Offering additional housing and housing options is more important than ultimately minor adjustments to parking.</li> <li>2. If the request was to remove a parking spot where it would otherwise be required, it would likely be approved. It would appear the city prefers less parking rather than odd parking layouts. Despite this, most neighbours prefer additional parking and staff have approve odd parking layouts like parking stackers in buildings throughout the city which limit access to tenants cars. For this reason the tandem parking should be allowed.</li> <li>3. Tandem parking exists in hundreds of situations existing in the city with multiple units. It has caused no discernible issues beside being kind of annoying to tenant, but they are aware of the situation before they sign the lease. Denying housing because of an annoyance is not what the intended purpose of the by-law is in my opinion.</li> </ol> <p>I would recommend staff review priorities of city council, namely reviewing decisions under the lens of a climate change emergency and the declaration of a homelessness, opioid addiction and mental health. Denying infill housing supply can</p>
---	--

put upward pressure on housing prices, pushing more Hamilton residents into homelessness and impact their mental health. Infill housing is more sustainable and residents are less likely to use climate intensive modes of transportation as often. Denying infill housing supply can put upward pressure on emissions impacting the climate. The adjustment requested here has a positive impact on multiple emergency

