

From: Seth Floyd

Sent: Wednesday, March 18, 2026 10:42 AM

To: clerk@hamilton.ca; Catarino, Jennifer ; Baldassarra, Alaina

Cc: Cassar, Craig

Subject: Planning Committee March 24th 2026 - Wilson Street East and Lorne Avenue

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Hello,

I am writing today with regards to the amendment for 392, 398, 400, 406 and 412 Wilson Street East and 15 Lorne Avenue.

Staff recommended this for approval, I am here to write in agreement.

The previous zoning was low density residential. In current times, this type of development is not beneficial in the majority of circumstances. Mixed use and medium density are both much better to address the needs of today. As well, the amendment to eight storeys is an essential element to the amendment; we need to build up, not out, when we can.

The only part I would note in opposition / recommend amendment is the number of parking spaces. There are 118 residential units and 270 proposed parking spaces. This is 2 per household plus an additional 36. This seems excessive, especially considering this is on a bus route with an existing bus stop, further planned transit, and is in an area which is favourable to pedestrians, including many trails. Encouraging further car use and dependence seems counterintuitive. In addition, 22% of the units are intended to be one bedroom and therefore would likely only need maximum 1 car in some cases, if any. Therefore, ideally the parking spots would be reduced slightly. Furthermore, it would be best if the plan for parking would be partially underground, multi-tiered (parkade), and/or covered parking whereby some of the structure is above the parking area. Land use for exclusively parking spots at a single level (low density) would be irresponsible and simply contribute to sprawl.

Please consider amendment and/or careful planning when it comes to parking for this application. Otherwise, this application should be heavily supported.

Best regards,

Seth

Hamilton, Ontario