

Dear Council Members,

Re: application for zoning by-law amendment (Z6-24), applicant 1000851297.

I have concerns regarding the rezoning of 15 Jane Street, specifically the allowance for reduced parking spaces. I own the adjoining property at 4032 Hamilton Road and our parking lot runs along the side of the building in question. We operate a busy salon and need access to all of our parking spaces. Unfortunately, the parking lot is also sometimes used by people visiting the business next door. Although we do have a sign posted advising that parking is only for clients of the salon, the sign is either obstructed by other vehicles or simply ignored. To date, the businesses operating out of 15 Jane Street have been used as office space with very few client visits so the inconvenience to us and our clients has been minimal. However, if the proposed rezoning with reduced parking requirements is granted, I predict that the small parking lot at 15 Jane Street will frequently be at capacity and our lot will be increasingly used by clients of that location.

I appreciate and expect that the rezoning applicant will ask clients to avoid parking in our lot, parking instead in the few spots available at 15 Jane Street or on Hamilton Road. However, I do not think this strategy will be successful. Moreover, this will be the third business to operate at 15 Jane Street within the past 5-years and foresee this being a continuing issue with future businesses, whose owners may be less determined to ask clients not to use our parking lot.

I do not submit this letter lightly. I want local businesses to succeed and recognize that the business currently proposed for 15 Jane Street will attract potential clients for us as well. At the same time, parking is already an issue for us and will certainly get worse if this amendment is permitted. If this happens, we have little recourse, as we do not want to be responsible for towing local residents' vehicles. Ultimately, if rezoning is permitted, I believe that five additional parking spaces should be required and created at 15 Jane Street.

Thank you for your consideration.

Kind regards,

Andrew McClure