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Shawn Jones
Karen Dick
2787 King Street East,
Hamilton. L8G 1J3

24 March 2014

City of Hamilton
Planning and Economic Development Department
Development Planning, Heritage and Design - East Section

Attention: Joe Muto

Dear Sir,

Re: File No. ZAR-14-007: Application for a Zoning By-law Amendment by Punjab Auto Sales on lands located at 2791 King Street East, Hamilton (Ward 5)

Please accept this letter of concern with regards to the proposal to re-zone 2791 King Street East to accommodate a vehicle parking area.

We are not in favour of the establishment of a parking area right next to our residential house. Please take into careful consideration our concerns outlined below.

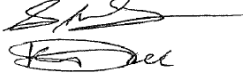
- There will be both noise and air pollution due to the movement of traffic in and out of the said area during all hours of the day and into the evening, i.e. Engine's starting up, car doors closing and headlight nuisance.
- There will be cars parking within 3 metres from the side of our house and less than 1 metre from the property line with at least five parking bays situated right next to our house. This will result in a severe loss of privacy.
- We are extremely concerned about the risk of damage to our property should a vehicle negotiating the parking bays over-shoot the area and hit our house or our property fence.
- The site plan has not made any provision for a solid barrier wall along the property line to provide protection to our house and fence from possible damage and for privacy. It is imperative that a solid barrier wall, i.e. concrete or brick wall not less than 2 metres high as per the City's regulations be included along the property line between our property and the applicants property as an Amendment to the re-zoning application.
- There is a potential security issue; a risk that the unauthorized use of the parking area for other activities other than parking will occur particularly during the night hours.
- We are concerned that flood lighting or similar bright lighting could be erected in the parking area which will be a considerable nuisance at night as there are a number of our house windows overlooking the area under consideration.

- This parking lot proposal will certainly have a detrimental effect on the value of our property, decreasing the value of our property for resale and diminishing its desirability for renting by prospective tenants.
- With the additional traffic at the approach to the Owen Place/King Street intersection resulting from the use of the proposed parking area, along with J-walking pedestrians from the parking area moving to and from the proposed new building on the east side of Owen Place, we are concerned that this will create an unnecessary hazardous environment. There also exists the driveway access to the Stoney Creek Police Station which is opposite the proposed access to the parking area and from which fast moving Police vehicles exit when on call-out.

We, the direct neighbours are opposed to this re-zoning for the development of a vehicle parking area and the negative ramifications it will have on the surrounding neighbourhood and residents.

We request that you please carefully consider our concerns and take appropriate action.

Yours Faithfully,



Shawn Jones and Karen Dick
2787 King Street East
[REDACTED]