

[REDACTED]  
[REDACTED]  
[REDACTED]

May 10, 2014

Mr. Cam Thomas  
City of Hamilton  
Planning and Economic Development Department  
Development Planning, Heritage and Design – West Section  
71 Main Street West, 5<sup>th</sup> Floor  
Hamilton, ON L8P 4Y5

Dear Mr. Thomas:

**RE: File No: ZAC-14-014**

I am in receipt of your Notice of Complete Application and Preliminary Circulation to amend the Zoning By-Law dated April 3<sup>rd</sup> of 2014 concerning the above file No. ZAC-14-014. This notice was left in my door on May 10<sup>th</sup> of 2014.

The purpose of this letter is to submit my strong objection to re-zoning the by-law that would allow a six storey building to be proposed for the property at 623 Upper James Street. First, the property in question is not excessively large and a proposal for dense in-fill, is not the answer to bringing "life" back into a core area. Secondly, the existing buildings in its' proximity to the proposed structure are 2 -3 levels with the exception of the high-rise apartments that face out onto Fennell Avenue which I might add, are not in close proximity to the proposed site. Thirdly, such a proposal will generate increased noise and traffic in order to provide access, all of which would reduce of salability of current residential properties in its proximity.

I believe in redevelopment when the face of such proposals are respectful to those living in the area, who take into consideration the structures of buildings adjacent to the property in question and who can appreciate, that by exceeding these current heights, the privacy of current residents will be encroached upon. I can visualize the North end of Upper James Street being re-developed into a trendy "village-style" of living that promotes strong family values, inclusion for all and a safe and security area for families to stroll. However, the current proposal is only focusing on the revenue which would be generated by having 2 levels of businesses and 4 levels of 34 apartment dwelling units, plus parking.

Re-zoning for business development may be considered if a lower-rise, low density "village-style" business development were to be submitted that would blend in with the historical components of the north end of Upper James Street and encourage green-space within this urban development to promote inclusion for all. I believe this approach would bring value to the community as a whole and potentially encourage foot traffic to other businesses, as well.

**Please note that my identity is to remain private on all records.**

Respectfully submitted,

[REDACTED]

**Thomas, Cameron**

---

**From:** mechfamily@bell.blackberry.net  
**Sent:** May-20-14 2:17 PM  
**To:** Thomas, Cameron  
**Subject:** ZAC-14-014

Hello Cam

This letter is to express my strong concern about the proposed zoning by-law amendment for 623 Upper James Street in Hamilton. (ZAC-14-014)

The proposed dwelling is not going to suit the area which is primarily 1-2stories. The larger buildings face Fennel Ave and this does not affect the property I am located on.

The proposed building is too large for the property, will cause a negative increase in traffic and parking issues and will cause a decrease in property value in the area. Plus a building of that size will decrease the enjoyment of the green space that is located between the properties.

I am in support of a 1-2 storey building of a similar style to those in the area. Perhaps a flower shop, cafe or boutique business would be good? Professional office? The property itself is not large enough to support the parking that would be required. The increase in accidents that will occur for people entering/exiting the site will rise. People stopping on Upper James and so forth.

I hope to hear there will be a different proposal coming forward.

If you have any questions I would be happy to answer them.

Sincerely

R Mech  
14 Bruce Dale Ave East

Sent wirelessly.

**Thomas, Cameron**

---

**From:** Virginia Hung <virginiahung@yahoo.ca>  
**Sent:** May-11-14 1:05 PM  
**To:** Thomas, Cameron  
**Subject:** file # ZAC-14-014

Hello Mr. Thomas,

Recapping our telephone conversation on May 8, last Thursday, Dr. Sabouba and I will list the following concerns:

1. amount of traffic that will go through the alley way next to our parking lot
2. snow removal and potholes of alley way
3. possible closure of alley way
4. garbage collection of 623 Upper James had created problems for our medical centre in the past,garbage was left at Brucedale  
curbsides with smelly food residues and baby diapers.
5. residents on Brucedale had filed complaints against us for the unsanitary garbage which belong to 623 Upper James, this will not  
happen if the alleyway is closed.

Thanks for your attention these matters!

Regards

Virginia Hung ( B.Sc.Pharm.,R.Ph.)  
Upper James Medical Centre  
609-615 upper James St.,  
Hamilton, Ontario  
L9C-2Y9, Canada