

Macdonald, Greg

From: [REDACTED]
Sent: August-20-14 12:00 PM
To: Macdonald, Greg
Subject: File No:ZAC-14-025/UHOPA-14-009 - Notice of Application re: 71 Main Street and 10 Baldwin Street, Dundas

Dear Mr. Macdonald

Since my telephone conversation with you the other day I have attended a meeting of other concerned people regarding this matter, and also studied the map Mr. John gave me when I visited City Hall two weeks ago. Contrary to what he thought, the property line completely cuts off the present visitor parking which has been enjoyed by No.75 Main Street (I believe) since it was built. There will be nowhere for service or any vehicles to park at No.75 Main Street if this application is successful.

Aside from the above I have the following concerns:

1. There will definitely be an increase in traffic in this area with sixty more parking spaces which will no doubt be filled.
2. The lack of visitor parking provided will cause illegal street parking.
3. The view from the north side of No.75 Main Street will be entirely blocked off to its residents.
4. This new building, being much closer than the building to the other side of No.75, will be much noisier.
5. The garbage is proposed to be dealt with right in the middle of the ground floor facing No.75 – No.75 has their garbage dealt with at the rear, and to my knowledge has had no complaints about the way it is dealt with from the houses on Dundas Street.
6. There does not appear to be any garden area in front of the proposed building except at the corner, where it has been kept landscaped and beautiful for ten feet at least for the past forty years.
7. As far as I can tell, the applicants are going to build the street level parking right next to the existing building – is there not supposed to be a side yard of some kind?
8. Nine stories seems too high – it will block the evening sun to the houses on Dundas Street – No.75, being less, and smaller altogether, does not do this.
9. Finally, with maybe eighty new apartments and an average of two people in each, there could be a problem with the SEWAGE SYSTEM for the City. No.75 has 36 apartments – No.18 Dundas Street has I don't know how many, but it must be quite a lot with seven stories and it's quite a lengthy building.

For the above concerns, and mainly the one that takes up the WHOLE of the lot, I don't think this present proposition is feasible, and I think the architect could take a page from the one who designed the building next door and follow suit, OR dare I say it – have it landscaped and made into a parkette for weary people to sit awhile. There are many people with ideas.

Yours truly
Betty Goddard.

Macdonald, Greg

From: [REDACTED]
Sent: August-20-14 1:43 PM
To: Macdonald, Greg
Cc: Powers, Russ
Subject: Amendment application FILE UHOPA-14-009 Bylaw Amendment Application ZAC
-14-025

City of Hamilton Planning Dept.

Please accept this email as a formal disapproval of increasing the maximum height from 9 to 12 Storeys for this project. It will be located directly across from the town hall building, residential neighbourhoods and a funeral home. The increase in the height limit is not in keeping with the character of the neighbourhood - and will only bring on a flood of further requests for the same or higher buildings going forward. These height limit increases will ultimately destroy the "small town " characteristics of Dundas. The city infrastructure and roadways are not set up to handle this type of density. The intersection of Governors Road - Dundas Street - and Main Street is already too congested to accommodate a project of this magnitude in the area. I respectfully submit that your planning team should spend at least 5 days -including the morning and evening rush hours particularly in the intersection of Governors and Main Street . The safety factor for the current volume of traffic is already poor. The turning advance signals do not accommodate anywhere near the lineup of vehicles waiting to turn - and we are going to add more to the volume ? The other streets around this area are two lane - with some requiring vehicles to stop in one direction to pass each other if there are vehicles parked on both sides of the street at the same time which they frequently are. Without major improvements to the limited traffic routes in Dundas - this and any other project to increase the height level of the current 6 storeys should not be approved.

William Lindley
24 Dundas Street
Dundas ON

Gregor Lawson
1 Baldwin St.
Dundas, ON
L9H 1A6

August 19, 2014

Mr. Greg Macdonald, City of Hamilton
Planning and Economic Development Department
Planning Division – Development Planning, Heritage & Design – West Section
71 Main Street West, 5th Floor
Hamilton, Ontario L8P 4Y5

RE: File no: ZAC-14-025/UHOPA-14-009

Dear Mr. Macdonald,

I am writing in response to your letter, dated August 1, 2014, regarding the application received by your office to amend the Urban Hamilton Official Plan and the Dundas Zoning By-law for lands at 71 Main Street and 10 Baldwin Street, Dundas.

I am opposed to the proposed development and have outlined my reasons below. Given the size of the development and the fact that it contravenes current zoning by-laws and deviates strongly from the Urban Design Policies set out in the Urban Hamilton Official Plan, I feel that this application affects a far greater number of residents than will have received the Notice of Application, which as I understand, was only sent to those living within 120 meters of the property line. Notice of the proposed development was only signposted on the property on August 13, giving those residents and interested parties that did not receive your letter only nine days to familiarize themselves with the proposed development, city policies, and to prepare a suitable response. I have therefore chosen to share this letter with a number of friends and associates in the city and encouraged them to respond to the application, either through their own letters or by signing a petition that is now circulating among Hamilton residents.

My reasons for opposing the proposed development are as follows:

1. The location of the proposed development is of great significance not only to the town of Dundas but also to the City of Hamilton and Province of Ontario. The Dundas Town Hall, which is located directly opposite the proposed development, is one of the oldest municipal buildings in Ontario and, as such, is a site of significant cultural value and architectural interest.

The application for the proposed development outlines a building with a height of 9-storeys, which exceeds the maximum height of 6-8 storeys as currently permitted within the "Mixed Use – Medium Density" designation of the Urban Hamilton Official Plan.

Building a high-rise structure, which is what is proposed in this application, would overshadow the Town Hall and change the existing character of the block. As per the design principles outlined in the Urban Hamilton Official Plan, "urban design should foster a sense of community pride and identity." The proposed nine-storey building, with its glass balconies and lack of green space, would be completely incongruent with the neighbourhood.

I object to the proposal to amend the official Urban Plan to permit a 9-storey building as I feel it contravenes many of the design principles outlined in the Official Plan. For instance, no care has been taken to respect "existing character, development patterns, built form and landscape." As well, there has not been "sensitivity toward community identity through an understanding of the character of a place, context and setting in both the public and private realm." Based on the plans submitted, this building would not look out of place in Downtown Toronto. However, in a small, Valley Town, such as Dundas, the proposed structure will overshadow the historic town hall and compete with it as a focal point of the downtown. Responsible development, as described in the urban design principles, should respect "prominent sites, views and vistas in the city." For this reason, I oppose the development of a 9-storey, 73-unit apartment building at 71 Main Street.

Furthermore, the proposed building features above-grade parking on the first storey the structure. This feature will be highly prominent, particularly from in front of the town hall building, significantly altering the street level views of Main Street and the historic town hall.

As such the inclusion of this feature will significantly alter the aesthetic character of the neighbourhood.

Chapter F, Section 1.9, of Volume 1 of the Urban Hamilton Official Plan states that the City may permit heights and densities that exceed the maximum densities of this Plan and the Zoning By-law, provided:

- a) The proposed increase in height and density is in compliance with the goals and policies of this Plan; and,
- b) The community benefit provided is directly related to the increased height and density of the proposal.

The proposed development does not, however, meet either of these criteria based upon the fact that the directions detailed in Chapter A, Section 2.1, of the plan are not respected (most notably Direction #9, which is to maintain the unique character of existing buildings, neighbourhoods and settlements) and the proposed development does not provide any of the community benefits listed in Chapter F, Section 1.9.2, of the Plan.

2. Chapter B, Section 3.3.2.3, of the Urban Hamilton Official Plan clearly states that new development shall be designed to minimize impact on neighbouring buildings and public spaces by:
 - a) creating transitions in scale to neighbouring buildings;
 - b) ensuring adequate privacy and sunlight to neighbouring properties; and,

c) minimizing the impacts of shadows and wind conditions.

The proposed development at 71 Main Street does not meet any of these criteria.

- 2.1 The proposed high-rise apartment building is out of proportion with all surrounding properties in the downtown core. I would propose that any development built in this space should not exceed the height of the neighbouring Centurion Apartment Buildings.
 - 2.2 The proposed building will directly overlook my property and that of my neighbours' (and those of residents several streets away). No attempts are made to ensure adequate privacy for neighbouring residences.
 - 2.3 The proposed development will reduce sunlight significantly for residents of surrounding residential properties and the town hall. Prior to any planning decision being made, a study should be conducted to model the impact of shadows from the proposed development on neighbouring properties.
3. Design policies set forth in the Urban Hamilton Official Plan for high- and medium-density residential zoning indicate that access to the property shall be designed to minimize conflicts between traffic and pedestrians both on-site and on surrounding streets.

The increase in traffic from of a 9-storey, 73-unit development will however significantly impact traffic flow in the downtown core and potentially introduce serious traffic congestion issues. The plans indicate that new development would make use of the existing public alleyway located between Baldwin Street and Dundas Street. This exit is already heavily used as it serves both the adjacent Centurion Apartment Building and residents of Baldwin Street and Dundas Street whose properties adjoin the public alleyway. The aforementioned design policies also indicate that 'Developments should have direct access to a collector or major or minor arterial road. If direct access to such a road is not possible, the development may gain access to the collector or major or minor arterial roads from a local road only if a small number of low-density residential dwellings are located on that portion of the local road.'

It would appear that the proposed development does not meet this criterion as;

- (i) Traffic to and from the building will not have access to a collector or arterial road (Main Street) and;
- (ii) The proposed access to the laneway is shared with numerous low-density residences and one medium-to-high density residence (The Centurion Apartment Building).

As such, any plans approved for the area should require the addition of an access point directly onto Main Street from the property.

4. The increased traffic that would result from the inclusion of a 9-storey, 73-unit development would certainly impact traffic flow and safety. The intersection at Main and Dundas Street is one of the busiest in Dundas. There have been number of accidents at

this intersection over the last few years. The completion of long-term traffic modelling study would be advisable prior to approving a development of this size.

5. Off-street parking space requirements for apartment building as set forth in Section 7.12.1.5 of the Town of Dundas Zoning By-Law (3581-86) indicate that 1.25 parking spaces should be available per dwelling unit, of which 0.25 spaces per dwelling unit shall be provided for Visitor Parking.

The proposed development only includes 60 parking spaces for 73 units (0.82 spaces per dwelling unit). Under the zoning by-laws quoted 73 units would require a total of 91 parking spaces, or put another way, a property with space for 60 parking spaces should support a maximum of 48 dwelling units.

Even if the 1.25 ratio does not apply under the new Urban Hamilton Official Plan, the proposed development appears to have a deficiency of off-street parking. This would undoubtedly result in residents and their visitors parking on the street in the surrounding neighbourhood and would, in turn, impact traffic flow and safety on Main Street and throughout the downtown core.

The argument that public transit in the area justifies the low-parking-to-dwelling ratio is not convincing. The closest bus stop, which is located at Governors Road (by the Metro Plaza) is only served by two routes, the 52A-Dundas Local and 5-Delaware.

Reducing the size of the proposed development would alleviate some of these issues. If rezoning of 10 Baldwin Street is not approved (my strong opposition to this request is included below), this would further reduce the availability of parking by 9 spaces to a total of 51. Again, following the zoning by-laws, this would be suitable for an apartment building with a maximum of 40 dwellings. I would recommend that this is taken into account when any decisions are made regarding planning for 71 Main Street.

With regard to Directives of the Urban Plan supporting intensification, the inclusion of any residential dwelling in the area would mark an increase in population density. A 9-storey, 73 unit residence is quite simply excessive and will result in unnecessary traffic issues in the downtown core.

6. I oppose the rezoning of 10 Baldwin Street from a single-detached dwelling to a zone that permits a multiple dwelling. There are several reasons why I do not feel this is appropriate:

- 6.1 In Volume 3, Chapter B, of the Urban Hamilton Official Plan, Baldwin Street (including #10) is clearly identified as being part of area UD-5 (Land Located to the East and West of the Mixed Use-Medium Density Designation in Downtown Dundas) for which the following policies apply:

- a) The existing low-rise residential built form and scale of these areas shall be maintained;
- b) Conversion to commercial uses shall be encouraged to maintain the existing residential buildings; and,
- c) Proposals for residential infill shall reflect the house form of adjacent properties.

Presumably these recommendations were made in recognition that Baldwin Street contains a number of historic homes and that maintaining these properties contributes to the heritage and cultural landscape of Dundas. Based on recent community consultation, preserving "the small-town feel" of Dundas has been identified as one of the primary concerns of local residents (<http://www.thespec.com/news-story/4753028-let-s-talk-about-hamilton-s-future/>).

The removal of yard space behind the property of 10 Baldwin Street, as proposed, will significantly alter the appearance of the lot both from Baldwin Street and the public alleyway located between Baldwin Street and Dundas Street, effectively turning it into a car park. The proposed high-rise building at 71 Main Street will be visible throughout the entire area identified as UD-5, dwarfing existing buildings, and thereby significantly altering the character and aesthetic value of the neighbourhood.

In addition, views of the previously mentioned above-grade parking structure will also be highly prominent from both Baldwin Street and York Street. This will again significantly impact the character and nature of the neighbourhood.

As such, I do not believe that the proposed development is compliant with the principles of the city's Urban Design Policies (set forth in Chapter B, Section 3.3.2.3, of the Urban Hamilton Official Plan).

6.2 Rezoning of 10 Baldwin would also enable additional changes, not currently outlined in the plan, which could be requested at a later date. Specifically, I am concerned that the house currently located at 10 Baldwin Street would be removed to make space for a laneway providing access to the proposed development. Given the traffic congestion issues that will impact the proposed entrance to the apartment building from Main Street (See section 3), I would suggest that this is in fact the primary reason why the requested change in zoning for 10 Baldwin Street has been made. As such, I would request that the following concerns also be taken into account and that any changes to zoning of 10 Baldwin Street be done on the condition the building currently located on the property remain intact and that under no conditions the property be used as a point of access to 71 Main Street.

6.2.1 The inclusion of a laneway in this area would be extremely problematic from a safety perspective. Not only would it make reversing from the driveway of my property at 1 Baldwin Street extremely unsafe, the likelihood of collisions with cars travelling east from the intersection at Main and York or West from Baldwin extremely high. Many drivers use this road as a shortcut to the McDonalds location at 10 Cootes Drive and travel down Baldwin Street at high speed without slowing. This is particularly true in early mornings.

In the past year, there have been several accidents in the vicinity of my house at the corner of Baldwin and York, one which involved a car colliding with my property and coming very close to causing major damage to my house.

6.2.3 From a traffic density perspective, the inclusion of a laneway on the 10 Baldwin Street property is again unsuitable. As you may be aware, The Dance Centre operates from the building at 63 Main Street (located at the corner of York and Main). Parents collecting children from classes at the school either park or idle on both sides of Baldwin Street in the space between the lights at Main and York and the upper region of Baldwin Street. The density of cars is particularly busy on weekends when traffic to and from the proposed apartment building could be expected to be at its most busy.

7. In the plans provided there is no space between the proposed building and the existing property on 63 Main Street. This poses a risk to the existing property of structural damage, during construction, and also for the spread of fire, both during and after construction.

From reviewing the available documentation regarding historic buildings in Dundas I am aware that the building at 63 Main Street is not currently listed as being of historic interest. As I understand, the building dates back to the 1800s. I would suggest that a study is undertaken as to the cultural and historical significance of the building before it is jeopardized by the proposed development.

Thank you for your time in considering these points. If you have any questions regarding any of the issues raised, please do not hesitate to get in touch. I can be reached through either the phone number or e-mail provided.

Best regards,

A handwritten signature in black ink that reads "G Lawson". The signature is fluid and cursive, with the first letter of each name being capitalized and prominent.

Gregor Lawson, PhD., MSc.

Macdonald, Greg

From: [REDACTED]
Sent: August-16-14 10:45 AM
To: Macdonald, Greg
Subject: File No: ZAC-14-025/UHOPA-14-009

Dear Mr. Macdonald,

I am writing in response to the development proposal that is requesting an amendment to the Urban Hamilton Official plan and changes to the Dundas Zoning By-law for 71 Main St and 10 Baldwin St in Dundas.

I do not support these changes, nor the development being proposed at these locations. This proposed development is wildly out of proportion for the existing neighbourhood - both in the height and breadth of the proposed building, and in the number of residential units.

The buildings that surround this area are predominantly low level residential houses which will be dwarfed by this proposed structure. The proposed building will block much of the sunlight to these houses and greatly reduce their privacy. Additionally the proposed building will tower over the Dundas town hall which is directly across the street. This will ruin the aesthetics of one of the 'highlight' historic buildings in the valley.

The addition of this many residential units in the area will have a negative impact on traffic in an already busy location. Furthermore, Baldwin Street is a designated bike route used by many cyclists - myself included - and would become more dangerous with the addition of more car traffic.

With regards to the drawing that was attached to the letter of notice - I would propose a more 'honest' rendering be submitted to show the height differences between what is being proposed and the surrounding buildings. The existing rendering takes a very convenient view which places the existing Town Hall in the foreground therefore making it look equally as large as the proposed development. The drawing also masks the existing building on the corner of Main and York streets behind a tree so that it cannot be seen clearly. If I did not know the area and took this drawing as an honest representation of this development I would not have any concerns over it's height and width.

A responsible development of this property would take into account the existing neighbourhood and add value to the residents and the entire town. This proposed development does neither of these and appears to be simply acting in the interests of the developers - none of whom I can assume are local residents.

David Bruins
7 Baldwin St
Dundas

Ref File No: ZAC-14-025/UHOPA-14-009

August 14, 2014
RECEIVED
AUG 14 2014

Dear Sir:

I'm concerned that a nine storey building next door will interfere with my view of the changing seasons on the escarpment to a view of the apartment across the lane.

Also it seems the architects have plans for contemporary buildings which don't blend with the neighbourhood. I had occasion to visit Burlington recently and took notice of new buildings using shades of red brick which, to me, appears more welcoming and more in tune with the original buildings!

Yours truly
Joyce Butler

JOYCE BUTLER
#603- 75 MAIN ST
DUNDAS. ON L9H 2P9

Many of the addresses given on the notice received are incorrect. Is this a legal document?

JB

15 Dundas Street.
Dundas, Hamilton, Ontario
L9H 1A1

August 11, 2014

Mr. Greg Macdonald, City of Hamilton
Planning & Economic Development Dept.,
Planning Div. - Development Planning, Heritage & Design,
West Section
71 Main St. West, 5th Floor, Hamilton, On. L8P 4Y5

RECEIVED
AUG 12 2014

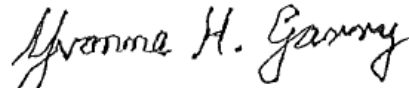
Dear Sir,

As suggested in your communication of August 1, 2014, herewith are the written comments by me, regarding the subject you are bringing to the attention of outraged citizens - concerning the proposed Amendment to Urban Hamilton Official Plan and Dundas Zoning By-law for the Lands Located at 7 Main Street and 10 Baldwin Street, Dundas.

Obviously, I am just one of the householders who will be negatively affected by this rash proposed change. For the sake of clarity and understanding by the reader of this reply (in contrast to the official bureaucratic double-talk contained in File No.ZAC-14-025/UHOPA-14-009) I will set out my personal objections to this project, on a separate page as an enclosure, and in numerical order of revulsion. I hereby give permission for you to make these comments available to all concerned, bearing in mind the exception of my name, as quoted under your paragraph entitled **Collection of Information**.

Trusting that the conscience of those involved with the City of Hamilton's greed for more taxes, will overtake this highly unsuitable venue proposal

I remain, your indignant citizen,


Yvonne H. Garry



Encl.

Reasons for Deploring the Proposed Amendments to the Dundas Zoning By-Law for the Lands Located at 71 Main Street and 10 Baldwin Street, Dundas.

1. Dundas has developed a reputation as a renowned Centre for the Arts. Figuring largely in this matter of pride, is our beautiful example of Victorian architecture, The Town Hall. The building is still viable as an off-shoot of the City of Hamilton, and apart from that - it is a valuable asset, periodically used by the cinematic film industry, and bringing in revenue for our small town. In its present setting, opposite the proposed area you are threatening, the Town Hall seems to be photographed in a most pleasant area. This small, well-kept green space, also contains some valuable trees, adding composition to the current panorama.

Imagine the effect of towering shadows looming from a 9-storey unimaginative, frankly ugly apartment building, which would totally negate tourists appreciation of this historic district.

2. How did it come about that our once sensible By-Law, confining the height of buildings to no more than 6 storeys, has been cavalierly cast aside by uncaring politicians of the past and present? We have been betrayed shamelessly of recent years ... witness the defaming of Governor's Road, which is now an eye-sore on this once historical route.

3. The sketch sent to us, depicting the intended 9 story building, shows a strictly utilitarian and unimaginative design, which will certainly cause eye-shocking shudders to those of us with discerning eyes and souls. The awakening of Dundas to its burgeoning tourist attraction, is in dire peril from the greed of the conglomerates you represent.

4. The addition of 60-odd automobiles, jostling for Parking and road space on Main Street during morning and evening rush hours, is unthinkable. Adjacent homes and the well-kept unobtrusive Centurion Apartments complex at the corner of Dundas and Main Streets, are plentifully supplied with private cars and visiting service trucks, using the adjoining driveway. Exit onto the notoriously dangerous nearby intersection, would become even more difficult for hasty drivers and terrified elderly pedestrians. Your plan is foolish and could even prove criminal !

5. Whomever is the "eminence gris" behind this scatterbrained application, would be well advised to take time to visit this frantically busy area at normal, twice-daily rush hours. He/She would experience the inconvenience and fragility of such a mad-cap plan. One side of the empty Lot in question, is a continuation of the Centurion Apartments driveway, which becomes a cul-de-sac alley containing backyards and private parking to individual residences. The raising of a large edifice at the mouth of this Right of Way, would cause dangerous channels of high winds in winter, and thus further danger to residents on foot.

Macdonald, Greg

From: [REDACTED]
Sent: August-14-14 12:08 PM
To: Macdonald, Greg
Subject: File No: ZAC-14-025/UHOPA-14-009 (change to zoning in Dundas, 71 Main St)

Dear Mr. Greg Macdonald,

I am writing to you as a concerned resident of Dundas. I live at 7 Baldwin Street, and have a number of concerns about the proposed zoning by-law amendment for my neighbourhood. This area in Dundas is historically sensitive with some of the oldest buildings in the immediate area of the proposed 9 storey multiple unit dwelling.

I strongly oppose this development and zoning because of it does not appear to have considered the historical appeal of the neighbourhood in design or function. A 9- storey building on a higher elevation for the neighbourhood will both tower over and shadow homes in very close proximity and our town hall. *I do support development that fits into its surroundings.* This structure is huge for tiny, narrow lot and has barely any green space around it. It will be an eyesore and does not complement or enhance the neighbourhood. These zoning changes seem to be only in the interest of a property development company and not in the interest of the community of Dundas.

It will also have significant traffic impacts in an already congested space. In fact the intersections that flank the property have recently been modified because of high volume and accident rates. Adding more volume will add to these problems. Baldwin Street is a bicycle route designated by the City of Hamilton and the zoning change for 10 Baldwin, will make turning the corner at York and Baldwin very dangerous. I am requesting a bicycle, pedestrian and car traffic study of the block with the properties concerned.

The strongly oppose the zoning change for 10 Baldwin from R3 to RM3. That home is a residence on a residential street. I purchased my home on Baldwin St. as a residential street and want it to remain that way, not have one property become a parking lot and driveway for a large building.

Thank-you in advance for considering my concerns and you can expect to see me present at all public meetings in opposition to this development and change in zoning. Would you kindly forward my concerns to the Senior Project Manager, Edward John as well?

Thank-you,

Esther Bruins
Baldwin Street Resident, Dundas

Macdonald, Greg

From: [REDACTED]
Sent: August-11-14 11:37 AM
To: Macdonald, Greg
Subject: Zoning By-Law

Dear Sir:

With respect to File # ZAC-14-025/UHOPA-14-009, the following is a list of my objections to the proposed changes to the By-Law referred to in that file.

1. Nine stories is far too high and not in keeping with other buildings in the immediate area and does not fit.
2. Building design, as shown in the Architects enclosure is too modern, other buildings in the area, former Lightening Rod Co. building adjacent to 71 Main St. is over 100 yrs. old, Town Hall, across the street is also over 100 yrs.
3. Main St. at the intersections of Dundas St and Hatt St. are two of the busiest in the whole town. Recent traffic light changes support this.
4. The proposed Condo Bldg. of 73 units will have, according to their plan, at least 66 parking spaces, which adds to an already overburdened area.
5. About 40% of the traffic along Main St. is trucks, both small and large, tractor trailers and dump trucks. Already very hazardous to pedestrians.
6. Apartment building located on the S/E corner of Dundas St. and Main St.- Many of the tenants have children who attend schools in the area and must pass by the entrances facing Main St.

I would appreciate confirmation, that this mail has been received, thank you.

Regards,

William Jamieson
75 Main St, Unit 403
Dundas, Ontario, L9H-2P9

[REDACTED]

Mr. Norm Van Bergen
9 Dundas Street,
Dundas, Ontario L9H 1A1



RECEIVED

Date: 8 August 2014

AUG 12 2014

Greg Macdonald
Planning and Economic Development Department

Planning Division – Development Planning, Heritage & Design – West Section
Hamilton City Hall
71 Main Street West, 5th Floor
Hamilton, Ontario
L8P 4Y5

Re: File No: ZAC-14-025/UHOPA-14-009

Notice of Complete Application and Preliminary Circulation to amend the Urban Hamilton Official Plan and Dundas Zoning By-law for the Lands Located at 7 Main Street and 10 Baldwin Street, Dundas:

Dear Sir:

This letter is in response to the captioned file number as received on 6 August 2014 at my place of residence.

My family and I wish to formally register our opposition to the aforementioned zoning change and have said opposition recorded as a matter of public record. Furthermore, I am led to believe that proper process was not followed relating to advanced public notice of said zoning change application, nor the public posting (or lack thereof) of same on the properties in question.

Regardless of the above, as long-term residents of Dundas (14+ years), we wish to express the following:

- The proposed change in zoning is not conducive to maintaining the overall tone and living 'feel' of the neighborhood – increased density of housing will further exacerbate the noise and traffic conditions on the street and in the public alleyway



- The proposed structural design (size, visual aesthetic) is vulgar and contradicts both the overall town and specific neighborhood architectural continuity (the adjacent existing apartment building notwithstanding) – this is not what Dundas needs nor what Dundas residents want
- The existing green-space occupying the vacant lot of 7 Main Street is populated with a notable number of Black Walnut trees and currently serves as a carbon-sink for the area, as well as an aesthetic respite for the many pedestrians & nearby homeowners. Destruction of these trees and the erection of another apartment building violates the very balance the residents of Dundas so forcefully wish to protect from initiatives such as this

Please ensure that my personal information is **not** shared beyond this communication (e.g., not with the applicant, public, et cetera). My family and neighbors look forward to the opportunity to publicly express our disdain of this application and make good on our intent to take every reasonable measure to ensure it does not get approved.

Sincerely,

Norm Van Bergen

Macdonald, Greg

From: [REDACTED]
Sent: August-07-14 2:49 PM
To: Macdonald, Greg
Subject: File no: ZAC-14-025/UHOPA-14-009 Proposed Main Street Dundas Apartment Building

Attention: Greg MacDonald

I am writing to reject the proposed apartment building in its current design.

The maximum height should remain as the current bylaws require. The building beside it is 7 storeys.

Keep the new design at 7 stories.

The photograph depiction clearly shows that the new apartment building towers over the other buildings, appearing very oppressive.

I reject the application for an amendment. Redesign the new building to maintain the same height as the neighbouring apartment building.

I support a building in this space. I reject developers who continually try to break boundaries that are put in place in order to maintain the look and quaintness of our town. That is why people want to live here in the first place.

Sincerely,

Andrew Fleming,
Dundas Resident

RECEIVED

AUG 27 2014

To: Mr Greg Mac Donald,
 FROM: J Ruschenko
 Re: Parking at 75 Main St.

I attended a meeting of the Dundas Preservation Group on Aug 18, to discuss the pending request to re-zone the lot at 71 Main next door to the Pentacore Apartments.

While I agree & support the concerns of the Group, (traffic, height & design of building etc.) my personal concern is the loss of visitor parking at 75 Main.

I don't drive, & at age 88 rely heavily on family & friends to keep me mobile & to remain independent in my apartment.

The loss of the visitors parking area will make it very difficult to park close to the building to carry in groceries & other items. Also, parking for home care workers is paramount.

This is a very busy traffic corner & parking on street is next to zero.

I ask the committee to consider the inconvenience of losing the visitors parking area & the negative impact it will have on the residents of 75 Main.

Yours sincerely

Jean Ruschenko

Margaret Moran

75 Main St, Apt 402

Dundas, ON L9H2P9

Thursday Aug 21 2014

RECEIVED

AUG 22 2014

Dear Sir,

Ref file No ZAC-14-025/UHOPA-14-009

I am writing to voice my opposition to the erection of a nine storey condo building on the only green space at present in downtown Dundas. The impact on the quality of life for the surrounding population will be detrimental in many ways.

My points are these:-

- 1) The building is both too high and too close to existing structures and will block light tremendously to both the residents of 75 Main and also the private homes that lie to the east of the building.
- 2) "Intensification" can become another word for simply "overcrowding". This area is already well populated with houses, businesses and apartment buildings and is a busy pedestrian environment. Increasing the density of traffic will be a major hazard. We are close to the busiest and most dangerous intersection in Dundas – Governors Rd and Main. This intersection is traversed by families, including children from the 18 Dundas St. apartment complex and by many seniors who live locally. Recent improvements to the lights have been made to try and render crossing on foot less dangerous, but the ever-present level of traffic still presents danger when crossing.
- 3) The design of this building is offensive in that it has made no accommodation with its surroundings and the character of Dundas generally. It is massive, taking up too much space both in footprint and height. "Intensification" should not mean that you overwhelm your neighbours and put everyone around you at a disadvantage.
- 4) Add to the above - increased traffic noise, more pollution, loss of mature trees, loss of scenic views.

All in all I hope the views of concerned citizens are taken into account. Good planning is not just about serving the needs of developers. Intensification has to be good intensification, with respect given to the needs of the existing community.

Yours truly,



Donald Scott Munro
267 MacNab Street
Dundas, ON L9H 2K5
August 22, 2014

RECEIVED
AUG 22 2014

Greg Macdonald
City of Hamilton
Planning and Economic Development Department
Planning Division – Development Planning, Heritage & Design – West Section
71 Main Street West, 5th Floor
Hamilton, ON L8P 4Y5

Dear Mr. Macdonald

Re: File no: ZAC-14-025/UHOPA-14-009

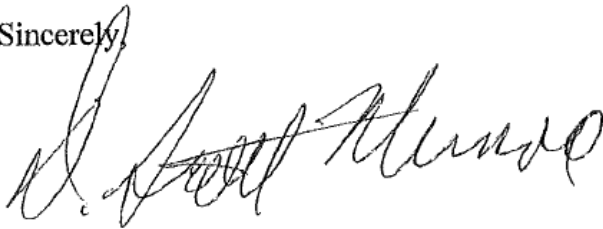
I am writing to express my objection to the proposed development at 71 Main Street, Dundas in its present form. Following amalgamation, the City of Hamilton proudly billed itself as a city of many communities. Consequently the Town of Dundas became the Dundas community which takes pride in its ability to project small town heritage in keeping with its distinctive history. This would explain why it has become attractive and expensive to live here in recent years, and why it is now more attractive to land developers. Inappropriate land development, such as that which is proposed here, will blunt its appeal, thus sickening if not actually killing the golden goose.

No amount of artistry used in an architectural rendering can conceal the fact that the proposed structure carries a service demand impact that exceeds the carrying capacity of its neighborhood. Rather than a structure designed specifically to suit the neighborhood, we are confronted with a generic structure looking for an empty property to fill. There are many underutilized sites in downtown Hamilton which are better suited to this type of development.

This and other recent property developments in Dundas, such as the Tammy's Place restaurant development, follow a common theme of seeking a zoning variance for more stories than would otherwise be allowed. This is done in the name of "intensification", the purpose being to increase local population density. It should be noted that any housing on this currently unoccupied land would increase the density and there are many designs which would suit the unique character of Dundas, especially given that the lot faces the architecturally significant (and registered) Town Hall. Therefore, the goal of intensification can be served by constructing suitably designed housing here that fits the current zoning envelope. A variance is not needed to accomplish this unless intensification simply means maximization of financial return, in which case it becomes offensive.

Surely we can do better than this. Otherwise Dundas is not a community in which the City of Hamilton takes pride; it is merely a dumping ground for inappropriate development projects.

Sincerely,



D. Scott Munro

Macdonald, Greg

From: [REDACTED]
Sent: October-29-14 10:03 AM
To: Macdonald, Greg
Subject: File No: ZAC-14-025/UHOPA-14-009

Hi Greg,

Regarding the 9 storey high-rise development proposed adjacent to Dundas city hall, we would prefer it if the height is reconsidered. My wife and I are both engineers who work on buildings and understand the need of intensification, however we feel that this can be achieved in Dundas with more 4 or 5 storey buildings to maintain a more consistent town skyline. My family moved from Toronto to Dundas to escape the overcrowded lifestyle and enjoy the escarpment views. We would hope Dundas doesn't lose that appeal and its town characteristics.

Sincerely,

Matt Charbonneau *BASc., MASc., P.Eng.*

Associate

mcharbonneau@edisonengineers.ca

EDISON ENGINEERS INC.

17 Oglvie St. Cell: 416-464-0968

Dundas ON Tel: 905-627-1667

L9H 2S1 Fax: 905-627-0177

www.edisonengineers.ca

SR

RECEIVED
SEP 27 2014 AF

12 Baldwin Street
Dundas, Ontario L9H 1A6

August 20, 2014

Mr. Greg Macdonald
Planning and Economic Development Department
Development Planning, Heritage and Design – West Section
71 Main Street West – 5th Floor
Hamilton, Ontario L8P 4Y5

Dear Mr. MacDonald:

File No: ZAC-14-025/UHOPA-14-009

Application to amend zoning by-law for 71 Main Street, Dundas and 10 Baldwin Street, Ontario

I have received your letter regarding the above. Please note that the incorrect number of the property in question is showing in your subject heading.

Apart from the obvious over intensification at this site I would draw your attention to the following points:

Traffic

The traffic volume in the immediate area of the proposal is extremely high. It can be difficult enough now to exit the lane, and what another 80 or so cars would bring is unimaginable. The intersection close to the proposed development has the highest number of accidents in Dundas.

Natural Light

The proposed building will obstruct natural light to residents of 75 Main Street and other residents in the area. As I am located at No. 12 Baldwin I would be very adversely affected. This is a very serious matter which should not be taken lightly.

Noise and Pollution

The current residents in the area would be subjected to higher pollution and noise. Again as I would be living next to the car park I would be very much affected and strongly object to the buffer zone suggested – it is totally inadequate.

75 Main Street – Dundas – Loss of Visitor Parking

The residents at 75 Main Street would be very adversely affected at the loss of visitor parking which they enjoy now. What plans are in place to ensure that these residents will continue to enjoy receiving

visitors and still be able to be picked up at their building? There are a number of seniors in this building that require transportation.

Loss of Trees

There are 8 very old established trees on the property, which would be lost if this development were allowed to go ahead.

Problems During Construction

There would be very little space for trucks, equipment, etc. needed to build such a property. The lane is narrow and construction vehicles, etc. cannot be allowed to impede the flow of traffic of residents using the lane. To anticipate closing off a lane on Main Street – with 2 intersections close to each other and both controlled by traffic lights would cause chaos

No. 10 Baldwin Street

I notice from the plan that the property at No. 10 Baldwin (my immediate neighbour) still appears to be standing. What are the future plans for this property? A parking lot is planned for the garden area – what is to become of the house?

Conclusion

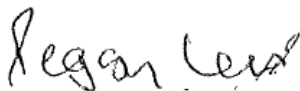
It is obvious to me that the developer, architects, etc. have never even visited Dundas otherwise they certainly would not have put forward such a monstrosity. This is just insulting. Dundas is a very unique community, well known for its historic features, attracting many tourists.

Facing the proposed building is Dundas Town Hall – the oldest in Ontario. Do you really think that placing a building which will tower over our Town Hall will add to the beautification of Dundas?

This development does nothing for the residents of Dundas or Dundas itself.

The site on which this property is proposed, has for decades been a very pleasant green space and should certainly not be allowed to be rezoned.

Yours truly,



Peggy Lewis

c.c. Edward Jon, B.A., M.A., MRTPI
Senior Project Manager
Development Planning, Heritage and Design – West Section

Councillor Russ Powers – Ward 13
S. Robichaud, Director of Planning, Planning Division ✓

RECEIVED

Sept. 2 014

SEP 2 5 2014

Re: ZAC – 14-025/UHOPA-14-009

Attention: Greg Macdonald

Planning and Economic Department

Planning Division-Development Planning, Heritage and Design –West Section

71 Main St. W., 5th Floor

Hamilton, Ontario L8P 4Y5

Mr. Macdonald,

I am writing as a concerned Dundas resident with vehement opposition to the proposed application to amend the Dundas zoning by-law for 71 Main Street and 10 Baldwin Street, Dundas and the proposed construction of the 9 level building in this space.

The size and design of this proposed building is utterly abhorrent and overwhelming for this space and the surrounding buildings which showcase the historical heritage of this area when entering Dundas via the old road of Main Street or Governor's Road.

By-laws are put in place with specifics to an area for a reason and should not be allowed to be altered strictly for the financial gain of a company who wish to develop without seemingly taking into consideration the negative impact such a construction has to the look and importance of the historical buildings of the Dundas Town Hall and red brick building at 63 Main Street which are a big factor in the charm and character that are part of the beautiful village atmosphere that are a draw for the residents of Dundas and tourists who come to enjoy this special environment.

The size of the proposed building would also destroy a large part of the beautiful old mature trees that enhance the existing buildings and are also beneficial for all those in this area beyond that of being an eye catching green space.

The proposed building is too big, too modern and totally out of place for this property, not at all appropriate for the village ambiance that we enjoy and choose to maintain as our preferred lifestyle.

Change to the green space that is 71 Main Street currently is inevitable, but one would hope that any design would incorporate and implement the appropriate size and historical character of the area which is what the people of Dundas appreciate in our town. It seemingly appears that little or no consideration was given to this design that would enhance or fit in with the existing historical buildings but instead blatantly overwhelms it.

Beyond the look of this building are other negative aspects such as the extra volume of traffic that could impede the flow of traffic at the intersection of Osler, Governor's Road, Dundas Street and Main Street


(often a problem in itself) with cars turning off Main Street onto the laneway entrance to 75 Main Street and the new building at 71 Main Street as well as the cars to houses further down the laneway, which is already in great disrepair. The new building and accompanying traffic will also impact the traffic along Baldwin Street with much weekend traffic trying to turn into the parking lot at 63 Main Street , for activities there.

The plan also appears to remove the current visitor parking at 75 Main Street, which if not outright illegal would cause great negative impact for those in the building that rely on assistance from health care workers who park there and also would impact and cause increased parking issues in the immediate neighbourhood streets which already have minimal or no extra parking.

Of course there are the obvious negative issues to those residing at 75 Main Street currently facing the green space, who beyond losing the lovely view they currently have, but more importantly due to the proposed size and close proximity of new building would also lose almost all of the natural light they have especially in the winter and benefit of the heat of the sun, as they have no other window access other than those facing the new building, which also impacts privacy .

There have been recent renovations of buildings in Dundas such as the condominiums at former Dundas District High School that have enhanced the original building but also maintained the basic original look and history of building. This is a different situation to constructing a new building but shows how one can keep the ambience of the historical heritage of Dundas in mind and intact when creating something new and have the correct fit for the area.

A building of this design proposed for 71 Main Street. does not suit being in the downtown core of the village of Dundas. Other residents of Dundas who are unaware of the proposed design and have not been advised will be outraged and given the opportunity will side against its construction.

B. Jenkins 

75 Main Street, #502

Dundas Ontario

L9h 2P9

From: [REDACTED]
Sent: September-23-14 6:53 PM
To: Macdonald, Greg
Subject: file # ZAC-14-025/UHOPA-14-009 71 Main St, Dundas Ontario

Dear Greg ~ We spoke on the phone when the notices went out regarding the 71 Main St, Dundas application and you said that the August deadline mentioned on the circular would not be a problem if people had comments to contribute.

Here are mine:

The proposed building at 71 Main St bears no relationship to anything in the public space in Dundas. I feel it is an insensitive

size and design for an infill project on a 'gateway street', as people arrive into Dundas and approach our historic town hall, coming

down Osler Drive. Nine storeys when the OP calls for six, does not seem reasonable to me at this location.

With laneway access, the project will strain the access route for the homes facing Dundas Street that are served from the back,

and the existing Centurion building, both for resident and visitor access and parking. Loss of the 6 'borrowed' Visitor parking spots

will create hardship for people arriving with Meals on Wheels, VON nursing staff, and other service and health care people, who are

frequent visitors to the building. If one were to watch that spot for an afternoon, it would be obvious how well-used and necessary

those Visitor spots are to a building full of elderly residents needing some outside services.

Collection of garbage and recycling is another function of the laneway and 'back yard' of the building - large trucks reversing need

a wider space than will be allowed by the new building which appears to sit right on the lot line on north and south sides. Increased

traffic turning into the lane may be dangerous, as it occurs directly after the advanced green for eastbound traffic turning north onto

Main St from Governors Rd. I can imagine some rear-end collisions with the increased numbers of people turning both ways into

Main St (from Dundas St as well) and suddenly having to stop behind someone turning into the lane, while pedestrians make their

way along the sidewalk.

Exiting vehicles for the added residents out onto Baldwin St is also going to be challenging, as the exit will occur immediately after

a right-turn merge lane and across a bike lane along Baldwin. Pedestrians added to the mix, many of them Seniors with walkers and

moving at a slower pace, seem to me to present yet another dangerous point of connection for the development.

Hamilton has just received and approved an Age-Friendly Report and 8-80 streets, complete streets, and sidewalk safety for elders

are all considerations of it. The wind tunnel effect for pedestrians in the area of the building, and the effects of ice and snow coming

off a tall building into the public space in winter, will also be unpleasant for walkers of any age.

Loss of view for many residents is a big concern, as will be the shadow cast by this tall building on the buildings behind it on Baldwin

and Dundas St. I have checked this on Google Earth and would be very disturbed if I lived in any of those homes. Hours of sunshine

per day is a health issue for Seniors and their wellbeing.

Apart from these technical objections, I'll repeat that aesthetically, the design is entirely divorced from any references in the former

Town of Dundas, which is justifiably proud and protective of its unique historic downtown streetscape. In everything that is built as

infill in Dundas, it is my opinion as a Designer, that materials and style details should be respectful of that character and refer to it,

to help reinforce and extend 'the look' of which we are so proud and to which we are so attached.

People in Dundas say, 'Why have an Official Plan if we are going to continually make exceptions to it?'. They also point to Ancaster,

where the downtown look has been carefully preserved and maintained. Why not in Dundas, one of the last intact small-town Ontario

streetscapes we have left?

The last thing that is a red flag to me is the participation of Mr Marchi. His treatment of the property at Aberdeen and Dundurn Streets

in Hamilton does not reassure me that he understands respectful use of space - people there can stand on their balconies in the existing

apartment block (about the same vintage as the Centurion, I believe) and almost reach out and touch the brick wall that now blocks their

view. I have stopped my car many times in that neighbourhood, as that building was coming along, to photograph the unbelievable

juxtaposition of the new building with the old. It is just rude.

It was also necessary to call the Ward Alderman in that area to ask when the Developer would finish the sidewalks at the corner of

Aberdeen and Dundurn, which remained a mess of gravel a year beyond the completion of the building. It seemed a very shabby way

to (continue to) treat the neighbourhood after the extended period when construction occupied a lane on Aberdeen west of the lights.

I was not impressed with the development's treatment of residents and taxpayers (ie, people) in the area.

Thank you for consideration of these points. Please advise whether they will be incorporated into the final review of the project.

sincerely,

Ms Toby Yull

Toby Yull Interior Design
[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Please visit my design website at [REDACTED]

Macdonald, Greg

From: Macdonald, Greg
Sent: August-26-14 2:34 PM
To: [REDACTED]
Subject: RE: Proposed Dundas development

Hello Gordon,

Thank-you for your comments. We will include them as part of the review of the proposal. If you would like to e-mail back with a mailing address, we can be sure you will receive a copy of the staff report in the future once it is prepared in advance of any future public meeting.

Sincerely,

Greg Macdonald

Greg Macdonald, MCIP, RPP
Senior Planner, Development Planning, Heritage and Design (West)
Planning Division
Planning and Economic Development Department
City of Hamilton
71 Main Street West, 5th Floor
Hamilton, ON, L8P 4Y5
905-546-2424, Ext. 4283
905-546-4202 (Fax)

From: [REDACTED]
Sent: August-25-14 9:30 AM
To: Macdonald, Greg
Subject: Proposed Dundas development

Mr. Macdonald,

Re; File#ZAC-14-025/UHOPA-14-009

As an independent specialty retailer located in downtown Dundas, I must none the less express my objection to the proposed construction of a nine storey apartment building near the corner of Governors road and Main street, and directly facing the Dundas Town Hall.

As a merchant of long standing in the community, the prospect of additional residential development here is something which I am sure municipal politicians might feel would be of great benefit. Indeed, I would be remiss if I were to disagree. However, there is a very important variable at play here, and that is the charm and ambience of Dundas proper.

Some years ago, plans were developed for the building of four high rise towers on an industrial site in Dundas (Hatt street). That particular piece of property needed much remedial work, and once the development was under way the appearance of the buildings added to the look, the commerce, and the 'dynamic' of the Downtown

core. The space available accommodated the development well, and in turn added to the commercial district very nicely.

With respect to the proposed development across from Dundas Town Hall, the same cannot be said. I am well aware of how much can be incorporated into a vacant lot, and I am sure much could be done with the space. However, one only has to look at the poor planning which was employed back when the apartment buildings on each side of King street East at York in Dundas were approved many years ago, and which continue to plague this area today. As one drives West on King street into Dundas, a veritable dark canyon exists, a canyon which does precious little in creating a welcoming introduction into our town. In addition, a traffic bottle neck was created, including a dangerous lane alignment and traffic hazard which I have experienced first hand.

This community and its' downtown, including its BIA, has worked very hard to foster an environment which visitors nowadays crave. I hear this from visitors and clients alike each and every week as our town welcomes an increasingly wider audience from areas such as Mississauga, Milton, Oakville, Burlington etc. This proposed development is another thin edge of a much bigger wedge which invariably leads to more high rise development and greater planning errors. The Main street property in question will not add to the charm of Dundas. I'm sure it would look 'pretty'. It will however help erode the appearance of an artistic community whose only crime is in trying to preserve what very few communities can any longer lay claim to...'Liveability', free of rampant suburbanization. Dundas's architecture is one of its great assets. Another nine storey apartment building located as it would be at another entrance point into our town, irrespective of its' creativity, will be a mistake. Conversely, a family friendly green space which visitors and residents alike would use would enhance the entry into our town much more satisfactorily than any residential development will. That application, may not be in either the City of Hamilton's, the developer, or the property owner's best interest, but it would better serve what this community continues to strives for.

Sincerely, Gord Cruikshank

August 21, 2014

File # ZAC-14-025/UHO PA-14-009

RECEIVED

AUG 25 2014

Greg Macdonald, City of Hamilton
 Planning and Economic Development Dept.
 71 Main St W. 5th floor
 Hamilton, Ont. L8P 4Y5

Mr. Macdonald

I am writing in response to the possible building of a high rise at 71 Main St., Dundas. This is a matter of great concern to all Dundas residents (and visitors) due to its effects.

The many issues of concern are certainly not frivolous. The following are some of them.

Heritage

The impact of this possible development deserves serious evaluation in the context of its position and proposed design in this historical town and area, influencing negatively the quality character present.

Environmental

The loss of precious green space, mature trees and habitat, which may affect rain runoff with possible flooding. Increased noise and pollution.

Traffic Management

A high increase in traffic in an already dangerous and congested area with poor access and egress.

Lack of necessary parking for visitors, service and emergency vehicles. Many residents are seniors in the building at 75 Main.

over →

Health and Quality of Life

Negative effects due to the importance of sunlight on the health and mental well being of all neighbours.

By-Laws

The amendments to existing by-laws

Overall this unnecessary proposal would greatly influence the quality character of this town. People live in and visit this town because of its uniqueness, its history and its buildings.

Yours truly

J. Jenkins

on behalf of unit 502, 75 Main St. Dundas

Vinodh Rajendra
5220 Champlain Trail
Mississauga, ON
L5R 3B1
[REDACTED]

August 21, 2014

Mr. Greg Macdonald, City of Hamilton
Planning and Economic Development Department
Planning Division – Development Planning, Heritage & Design – West Section
71 Main Street West, 5th Floor
Hamilton, Ontario L8P 4Y5

RE: File #: ZAC-14-025/UHOPA-14-009

Dear Mr. Macdonald,

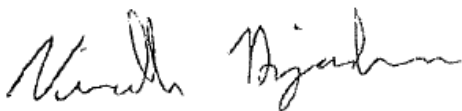
I am writing in response to your letter, dated August 1, 2014, regarding the application received by your office to amend the Urban Hamilton Official Plan and the Dundas Zoning By-law for lands at 71 Main Street and 10 Baldwin Street, Dundas.

This letter was forwarded to me by Gregor Lawson, together with his response to the Notice of Application (dated August 19th, 2014).

As a former resident of Dundas (11 Colmar Street, Unit 20), I share many of the same concerns as Dr. Lawson. Points 1 and 6.1 in Dr. Lawson's letter, relating to the impact of proposed development on the existing character of the downtown core, as well as Points 3, 4, and 5, relating to traffic issues that will result from a development of this scale, are of particular concern. As such I am opposed to proposed development.

Thank you for considering this letter and the important points brought up in Dr. Lawson's letter. As a current resident in Mississauga, I have witnessed how the rezoning of land has negatively impacted the community and I hope that the residents of Dundas do not experience this as well. Please feel free to contact me by email if you have any concerns.

Sincerely,



Vinodh Rajendra, Ph.D.

Macdonald, Greg

From: [REDACTED]
Sent: August-22-14 1:43 PM
To: Macdonald, Greg
Subject: 71 Main Street Dundas

Dear Greg,

As a Dundas resident, I would like to express my reservations with the plan presented for 71 Main Street in Dundas (File no:ZAC-14-025/UHOPA-14-009)

I have three main objections to the plan as presented:

1. I believe the height is too far outside the established plan for our area.
2. I believe the foot print of the building is too large for the lot in questions.
3. I believe the impact on traffic will be too great for an already very busy part of town.

I would like to the see the plan revised to be scaled more appropriately for the lot and for the whole of Dundas.

Thank you for the opportunity to voice my concerns.

Sincerely,

Marc Risdale
76 Sydenham Street,
Dundas, ON

[REDACTED]

RECEIVED

AUG 26 2014

Dundas, Ontario

Greg MacDonald
Planning and Economic Development Department
Planning Division – Development Planning, Heritage & Design – West Section
Hamilton City Hall
71 Main Street West, 5th Floor
Hamilton, Ontario
L8P 4Y5

August 21, 2014

Re: File No: ZAC-14-025/UHOPA-14-009

Notice of Complete Application and Preliminary Circulation to amend the Urban Hamilton Official Plan and Dundas Zoning By-law for the Lands Located at 7 Main Street and 10 Baldwin Street, Dundas:

Dear Mr. MacDonald,

This letter is in response to the above file number as received on 6 August 2014 at my home.

I wish to express my opposition to this zoning change:

- The proposed change in zoning is not in line with the overall tone and look of the neighborhood – this increased density will only serve to increase the noise and traffic conditions on the street and in the public alleyway adjacent to these properties.
- The existing vacant lot of 7 Main Street has a number of old Black Walnut trees and currently serves as home for numerous wild animals (rabbits, skunks, raccoons, squirrels, etc.). It also functions as an impromptu 'park' for the many pedestrians & nearby homeowners. Destruction of these trees and the erection of another oversized structure tips the existing balance the residents of Dundas wish to protect.

Please ensure that my personal information is **not** shared beyond this communication



Ms. Shannon Nolan
9 Dundas Street
Dundas, Ontario L9H 1A1

Date: August 21, 2014

RECEIVED
AUG 26 2014

Greg Macdonald
Planning and Economic Development Department
Planning Division – Development Planning, Heritage & Design – West Section
Hamilton City Hall
71 Main Street West, 5th Floor
L8P 4Y5

Re: File No: ZAC – 14 – 025/UHOPA – 14 – 009

Notice of Complete Application and Preliminary Circulation to amend the Urban Hamilton Official Plan and Dundas Zoning By-Law for the Lands Located at 7 Main Street and 10 Baldwin Street, Dundas:

Dear Sir:

I, as a long resident of Dundas, would like to have my opinion regarding the captioned file number be recorded for public record. Since my reception of this zoning change application (and at very short notice), I have given a great deal of thought to the matter. Therefore I would like to propose my opposition in the following points:

- This zoning change, and the apartment building to follow, are both very disgraceful to the integrity and esthetics that Dundas has become very well known for. Not only will the appearance be demoralizing to the town, but also, the construction process of the building will have a very negative impact to the surrounding residencies. Traffic and congestion of the alleyway adjacent to the proposed building will be severely increased, which will effect the day-to-day lives of every commuter – the alleyway is the only means of exit to a main road. And, seeing as though it is highly unlikely for all of the machines necessary to fit in the very (already) cramped alley, they will need to be parked on the main road out front (Main Street) which will further impede on traffic, which at even the best of times of the day, is obstructed with commuters. Furthermore, the sidewalks by this construction site are used daily by pedestrians as a main access into the center of town, and are frequented by young elementary students on their way to and from school.
- As mentioned before, the integrity of the town is threatened by the design of the proposed building. Dundas is a town of heritage and history, with many of

the original historical buildings still standing. One of which stands directly across from the construction zone, and will be in the apartment building's shadow as it is only a mere 2 stories tall; the Dundas Town Hall: one of the oldest standing municipal buildings in all of Ontario. For a building of such crude, rough design to be erected beside the Town Hall with its beautiful, historical architecture, would be an insult to the esthetics and heritage of the town to which so many people from all over the province flock to admire.

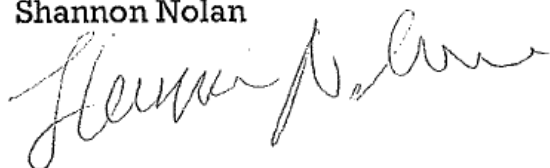
- Moreover, the construction zone currently stands as a well-used and well-loved green space in the CBD of Dundas. Still known today by local residents as "Witches Park", this little spot has a history to fit with the rest of the town, unlike a brand-new building. On top of that, this green space is appropriately a carbon-sink for the busy streets surrounding it. With 5 standing trees on the lot, 3 of which happen to be Dark Walnut supposedly close to 100 years old, Witches Park is a very effective space to help cleanse the air of pollutants. It is also a habitat for multiple species of wildlife, including squirrels, rabbits, bats, and a variety of birds. Even red-tailed hawks have been sighted in the high tops of the walnut trees. To remove such a precious space would tremendously impact the surrounding habitat by potentially increasing the pollution in the air surrounding the area, and limiting the space in which the wildlife can inhabit.

I, and many other supporters, look forward to the opportunity to publicly express our disdain of this application and make good our intent to take every reasonable measure to ensure it does not get approved.

RECEIVED
AUG 26 2014

Sincerely,

Shannon Nolan



JOHN A VEDELL

RECEIVED
AUG 27 2014

2014 August 20

Re: File No: ZAC-14-025/UHOPA-14-009

Mr Greg MacDonald,
City of Hamilton Planning and Economic Development Department,
71 Main St W, 5th Floor,
Hamilton, ON L8P 4Y5

Sir:

As a resident of 75 Main Street in Dundas, I am writing to register my objection to the erection of a proposed 9 story apartment building at 71 Main Street, Dundas.

There are many reasons for my objection. Zoning issues aside, here are a few:

- Increased traffic
 - on the surrounding streets (Baldwin/Dundas/Main Streets)
 - within the existing parking lot of 75 Main Street
 - the proposed driveway entrance at 10 Baldwin St, which is a designated cyclist route
- Inadequate parking
 - loss of visitors' & service vehicles' parking spaces for 75 Main Street
 - lack of sufficient parking spaces for the proposed building
 - additional pressure on already limited on-street parking
- The proposed building would reduce natural light on the surrounding buildings and residential properties
- The proposed building size, height and style does not fit within the aesthetics of the surrounding buildings or the overall architectural styles of the town of Dundas
- The proposed building plan does not allow enough of a buffer strip between adjacent properties
- The location of garbage storage and the impact of garbage removal for both sites (71 & 75 Main St) would prove difficult
- Erection of the proposed building would lead to increased air pollution

703-75 MAIN STREET • DUNDAS ON • L9H 2P9

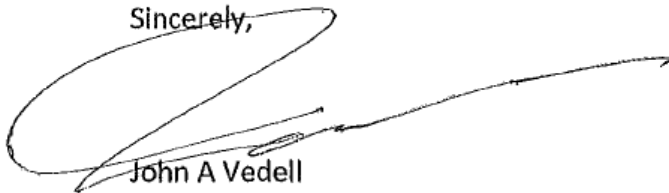
August 20, 2014

- Erection of the proposed building would lead to increased noise pollution (traffic/emergency generators)

- Erection of the proposed building will create a wind tunnel effect, resulting in negative snow, ice, and wind impact on surrounding structures and the alleyway servicing Baldwin and Dundas St properties)

Thank you for your attention.

Sincerely,

A handwritten signature in black ink, appearing to read "John A Vedell". The signature is stylized with a large, sweeping loop on the left side and a long, thin tail extending to the right.

John A Vedell

14 Baldwin Street
Dundas, Ontario L9H 1A6

RECEIVED
AUG 22 2014

August 21, 2014

Mr. Greg Macdonald
Planning and Economic Development Department
Development Planning, Heritage and Design – West Section
71 Main Street West – 5th Floor
Hamilton, Ontario L8P 4Y5

Dear Mr. MacDonald:

File No: ZAC-14-025/UHOPA-14-009

Application to amend zoning by-law for 71 Main Street and 10 Baldwin Street, Dundas Ontario

I have received your letter dated August 1, 2014 regarding the above proposed zoning change. I would point out that the address shown in the header of your letter is incorrect and should be No. 71 and not No. 7.

Since receipt of your letter I have subsequently learned that according to the town bylaw, Section 14 – Medium to High Density Multiple Dwelling Zone (RM3) which the developer is applying for, the maximum allowable height for an apartment building is 16.5 metres yet a height of 31.1m has been proposed for the new development. This is almost double what the maximum should be and is totally unacceptable.

Dundas is known for its historic heritage and attracts many tourists each year. Our historic Town Hall would be facing the proposed apartment building, which will actually tower over the Town Hall and the neighbouring apartment building at 75 Main Street. The proposed building, as presented, in no way fits in with the immediate historic area, i.e. the Town Hall and Odd Fellows building which abuts the proposed building.

The entrance and exit to the proposed building would be via a right of way lane which is currently used by existing residents and tenants of 75 Main Street and all ensuing service trucks, etc. which need to use the lane. It is now being proposed that another 90 cars or so also use this same entrance and exit with again an increase in service trucks, – it is sheer madness. This part of Main Street, Dundas known as a high traffic area and has indeed the highest number of accidents in Dundas.

The proposed building will obstruct natural light to the residents of 75 Main Street and existing residents in the area. As I am located at No. 14 Baldwin I would certainly be affected. Loss of natural light is a very serious matter and it is obvious that at this stage no consideration whatsoever has been given to this issue.

Obviously a proposed oversized development of this magnitude would cause additional noise and pollution. The proposed buffer zone between the car park and No. 12 Baldwin Street is totally inadequate.

I see no plans for visitor parking either at 71 Main Street or 75 Main Street. I do think that the developers must answer our question on this as soon as possible. With no parking being provided for either building, absolute chaos will ensue.

There are some very old established trees on the property – what will become of them?

How does the developer propose to even build such a property when there would be no space for the trucks, etc. that would be needed? Every inch of what has been a very pleasant green space is being used to squeeze in as many apartments as possible with no thought of what benefit this is to Dundas or the people of Dundas. The only person or persons to gain from this monstrosity is the developer.

The request for re-zoning to RM3 for this property should be turned down.

Yours truly,

A handwritten signature in cursive script that reads "Cindy Lewis". The signature is written in black ink and is positioned to the right of the typed name.

Cindy Lewis

RECEIVED

AUG 22 2014

Mr J. Lewis
12 Baldwin St.
Dundas
Ontario
L9H 1A6

9th August 2014, amended 19th August 2014

Mr. Greg Macdonald, City of Hamilton
Planning and Economic Development Department
Planning Division – Development Planning, Heritage & Design – West Section
71 Main Street West, 5th Floor
Hamilton, Ontario
L8P 4Y5

RE: File no: ZAC-14-025/UHOPA-14-009

Dear Mr. Macdonald,

Thank you for the letter dated 1st August 2014 providing notice that a proposal has been received by you for the construction of a 9 storey multiple dwelling on the property of 71 Main Street and 10 Baldwin St. in the Town of Dundas.

In the heading of the letter (on pages 1, 2 and 3) you state that the address for this High Rise apartment building will be 7 Main St., Dundas and not 71 Main St., Dundas. When I first looked at this letter I assumed that I was reading about a proposal for 7 Main Street, an area which is closer to downtown (King St.). I am assuming at this point that the proposal is for 71 Main Street and not 7 Main Street; please provide confirmation to this. This error means that we have essentially not been notified of this proposal. A notification of this type should have the correct address so that all reading the letter will understand the proposal. We do not know if anyone reading the letter made the same mistake I did and ignored the letter. A new letter should be drafted with the error fixed and mailed to those involved. It is interesting to note that there are two letters circulating dated 1st August 2014. One letter, provide to the residents within 120 metres of the property has address of 7 Main Street. The other letter, found on the City of Hamilton web site has the address of 71 Main Street.

The letter states that we must get our responses to you by the 22nd August 2014. This allows me only 15 days to respond which is not enough time. Many people are on vacation right now. Many people take vacations longer than 3 weeks (21 days) and so we should not have a system which excludes them. We all work during the day and find it hard to fit in time to prepare responses to planning in the evening and on weekends. Due to the address error in the header on pages 1, 2 and 3 and the fact that we have only been

given 15 days to respond I think that a new letter should be drafted with a deadline of 90 days for us to respond.

This proposal affects all of the people in Dundas and not just those located within 120 m of the property line. For small projects such as an addition to a house then 120 m may be sufficient notification. In this situation we are talking about a large scale project which will not meet the zoning by-laws. This project will ruin the view of our Dundas Town Hall by replacing the park/green space opposite it (which provides to enhance the aesthetic beauty of the Dundas Town Hall). This is a proposal to place a building which will dwarf the surrounding buildings, including the Dundas Town Hall. Therefore all of the residents of Dundas should be made aware of the project and given the time to comment on the proposal. Therefore the amended letter described above should be sent to all of the residents in Dundas so that they can provide their comments. Also, a sign informing the residents of the Town of Dundas of this proposal should be placed on the property. I understood that a sign was a requirement in these situations. This sort of notification will help you with your report by providing local knowledge and feelings for the proposal.

The drawing provided is not legible. Drawings should be checked before being sent for public notification. I request drawings that are legible be provided in public notices.

Due to the importance of this project I request that I be given enough time in the future to prepare for all steps involved in this process. I take vacation from time to time in which I leave the country. Therefore I request that I be given enough notification so that I can ensure I am available for all events in this process. I will require 6 months notice of meetings in which decisions will be made and 90 days to respond to anything in writing. Please provide confirmation of this request.

I am not familiar with the planning process and therefore request that you send me all procedural documents on this process including a summary of the process.

In the second paragraph of your letter you state that the purpose of the application is to permit a multiple dwelling with a maximum height of 9 storeys instead of a maximum height of 6 – 8 storeys as currently permitted within the "Mixed Use – Medium Density" designation of the Urban Hamilton Official Plan. However, further on in the letter the request is made to change the zoning for both properties to RM3. RM3 is the Dundas By-law in effect. The letter should be referencing the changes which would have to be made to the existing By-law not the Urban Hamilton Official Plan. To that end, units used should match those of the By-law in question such as metres and not storeys (which are undefined).

I am opposed to this proposal and would like to identify the reasons why.

Change of zoning for the house at 10 Baldwin St. from R3 to RM3

I object to the request to change 10 Baldwin Street from "Low Density Residential Zone (R3)" to "Medium To High Density Multiple Dwelling Zone (RM3)". Baldwin Street is a small residential street with some of the smallest historic buildings in Dundas on it. Our neighbours have gone to great lengths over the years to maintain the historic nature and character of the street. I live next to 10 Baldwin Street and purchased my house, 12 Baldwin Street with the knowledge that a house was located next door and not a High Rise apartment building. Had an apartment building been next door I would not have purchased the property. I have invested many years and a lot of money into my house and do not want our streets character ruined by High Density zoning changes.

Change of Zoning of 71 Main Street, Dundas from CAC to RM3

I object to the request to change 71 Main Street from "Central Area Commercial Zone (C.A.C.)" to "Medium To High Density Multiple Dwelling Zone (RM3)". This request does not conform to the nature of Main Street. There are already too many residential units on Main Street. It is important to mix residential with commercial so that we have a balanced neighbor-hood. The Dundas Town Hall is one of the few old buildings left. We must preserve this sort of building by keeping it's surrounding in keeping with its character. An apartment building does not complement the Dundas Town Hall but detracts from its beauty.

It is important to note that the proposal does not meet the limitations of the by-law Medium To High Density Multiple Dwelling Zone (RM3). Some of the areas which do not meet the By-law are:

- 14.2.1.1 The area is not large enough.
- 14.2.2 The proposal does not meet the yard requirements. The buffer zone is not large enough or non-existent.
- 14.2.4 The By-law allows about 12 units and the proposal wants 73 Units.
- 14.2.3 Height The proposal does not use the same language as the By-law. The height requirement is 16.5 metres. The use of the word storey should not be used. It is assumed that 9 storeys would be greater than 16.5 metres. Or are they proposal 6 foot high rooms?

The Building of a 6 – 8 Storey Apartment Building at 71 Main St., Dundas

I object to the building of an Apartment Building at 71 Main St. for the following reasons;

1. I will lose sunlight on my property. My family not only enjoy sunlight but also require it for the creation of vitamin D and energy. The plants on our property require the sunlight to grow. I have been watching the movement of the sun for many years and know that a building of this size would block the sun, especially in the winter when the sun is lower in the horizon. We spend a lot of time outside,

all year round and require the sunlight. The Environmental Protection Act protects our enjoyment of the Environment. This proposal would destroy all of that. The sun would also be blocked when it shines on the Dundas Town Hall. This is a very serious issue for all since the Dundas Town Hall is "One of only five municipal buildings remaining in the province with heritage designation to be constructed before 1850. Most municipal buildings of that era were torn down and replaced because the towns outgrew them and larger facilities were needed" (Hamilton Spectator 19Feb08). To cast a shadow on the Dundas Town Hall would ruin it as part of our cultural heritage.

2. We don't want our Town Hall park turned into an apartment building. The park/green space in front of the Dundas Town Hall provides beauty and character to the neighbourhood. This property has been used as a park for decades (I believe at least 40 years) by locals. I have used it as a park for my children to play in for about 20 years. I have witnessed the residents of the Centurian building and other locals using it as a park for 20 years. The park was originally made as part of the deal when the Centurian building was constructed. Because of that fact alone the park should be left as is.
3. There are large trees on this property which provide beauty to the area which should be preserved.
4. We enjoy the view of Dundas Town Hall from our property. A building of this nature would block our view of the Dundas Town Hall.
5. The Town of Dundas can't handle the increase in traffic. The residents of this unit will block the roads. In order to exit our property, like all of the residents on Baldwin St. and Governors Road, we drive down the right of way behind our property and merge with the traffic on Main St. between Governors Road and York St. in front of the Dundas Town Hall. This part of Main St. is frequently very busy and it has become harder and harder in the last few years to merge with Main St. Many times we find that Main Street is at a complete stop and the drivers are not willing to let us on to Main St. because they themselves are frustrated. There has been a large amount of development within Dundas over the last few years which has led to the intersection of Governors Road and Main St. becoming quite dangerous. We have seen a large number of accidents on this corner which has led to changes being made to the light to stop people turning right on a red light there. We have a large amount of physically and mentally handicapped people trying to cross at this intersection. Many times they will go off course and cross at a 45 degree angle and end up in the middle of the intersection. I have helped them cross many times over the years. An auditory system has been installed at these lights in order to help those crossing that need it. There are currently 60 cars (26 for the houses, 24 for the Centurian building and 10 for the Centurian visitor parking) that use the right of way to merge with Main St. This number has the potential to increase depending upon the number of vehicles owned by the houses. This project proposes to add 60 cars to that number.

We already find it hard to merge with Main St.; an additional 60 cars would only deteriorate this situation.

6. The air pollution would increase. We are already experiencing a high amount of episodes in which we exceed the various published Governmental criteria (please see the various reports found at the Ministry of the Environment, Clean Air Hamilton and the Hamilton Air Monitoring Network. Increasing the amount of cars and the amount of idling cars (those stopped on Main St, Governors Road and York St.) will only increase the amount of air pollution. This proposal places cars within 4.6 ft of my property. I have spent many years modelling air emission and know that this short distance will mean pollutant concentrations far greater than the various Governmental and Scientific criteria currently in use. Other sources of air pollution for this proposal will be the emergency generator, boiler, and the above or underground parking (which will have to exhaust through vents). This parcel of land in which we live is surrounded on all sides by Main St., Governors Road, Baldwin Street and West Street. An ambient air study needs to be completed to show the base-line ambient air pollution levels and then the predicted increase in air pollution levels proposed added to those values to show the impact on this neighbor-hood. Models to be used would be MOVES, MOBILE, ASHRAE (self contamination model) and AERMOD PRIME. In fact monitoring and modelling of this area should be completed in order for the City of Hamilton to properly manage this air-shed.
7. There will be an increase in noise due to the traffic, generators, exhausts and fans. We already experience a great amount of noise pollution in this area. I have measured exceedances of the noise by-law many times over the years using Type 1 Integrating Sound Level Meters. Putting traffic within 4.6 ft of my garden will increase the noise we currently experience. I have spent many years modeling noise and know that close proximity of cars to my house and garden will mean a substantial increase in noise that we experience. The level of noise proposed will ruin our enjoyment of our garden as well as cause loss of sleep due to vehicles being operated in close proximity to our house at night. There will be an increase in noise due to the emergency generator which will need to be operated periodically for testing and maintenance. Exhausts servicing underground garages will add to the noise we experience. A multi storey apartment building will also mean noise emissions from the apartments which will be below, above and at the height of the noise sensitive receptors on our property. A study should be completed to show the baseline noise level as well as the level of noise increase proposed by this project.
8. There will be an increase in water runoff. We are already experiencing standing water in our garden and in the right of way between the houses (the alley way). The park is currently being used as a recharge area which means water is able to enter the ground. When we cover the ground with concrete and buildings, the rain and snow that falls is not able to enter the ground and instead runs across the ground until it is able to either enter the ground via green spaces or enter a water

course like a river, lake or marsh. It should be kept in mind that with the loss of sunlight proposed the ice problems we experience in the alley way behind our houses will get much worse. A benefit to providing natural areas for water to enter the ground is that the water is cleaned of pollutants such as particulates and various organic pollutants common with parking lots, cars and other activities associated with human populations. Dundas is a valley with an escarpment on 3 sides and a marsh (Cootes paradise, which is a sensitive and protected area on the 4th side). By covering the ground and reducing the ability for water cleaning via groundwater recharge we are increasing the pollutants going to the marsh. Cities, towns and such should have a ratio of open land to covered land. There is very little open land left in the Dundas Downtown core. A study should be conducted to see how we are impacting the marsh by our increase in development.

9. There will be a depreciation of our property value. If our neighbor becomes a parking lot and we are overshadowed by a multi-story building the drop in property value we will experience will be significant. If this proposal comes to fruition we should be compensated for such losses as well as adjustments to our property taxes.
10. The proposed building will create a wind tunnel affect. This will cause problems including increased wind, wind noise, snow drift, ice fall damage and cladding damage. We currently experience strong winds in alley way between the houses. This is partially due to the prevailing winds, katabatic drainage because of the valley and the Centurian apartment building. Of immediate concern is the fact that these strong winds could send ice, snow and building cladding onto our neighbourhood. Our children play in our back yards all year round and will be subject to this falling debris. Also in danger are the people, property, vehicles and pets. Snow drift studies using physical or fluid dynamic modelling should be conducted to provide an insight in to the impact this proposal will have on this neighbourhood. Wind tunnel studies should be conducted to show the impact this proposal will have on the neighbourhood.
11. This proposal does not state the height of the proposed building. The by-law being requested (RM3) uses units of metres for heights and distances. This proposal should use the same language as that by-law so that we may understand the impact of this proposal.
12. The drawing provided with the proposal shows cars travelling into our right of way and then making a 180 degree turn to enter a ramp. This is not possible in the space provided.
13. There is no space between this proposed building and the building on the corner of Baldwin St. and Main St. (the Independent Order of Odd Fellows building). It is important to provide space between buildings so that maintenance can occur as well as access in case of fire.

14. The amount of construction proposed will be significant and with it will bring a significant amount of vibration. These surrounding buildings are very old. The Odd Fellows building is also quite tall. There is a potential for damage to the buildings due to construction vibration.
15. The construction proposed would block access for our vehicles to merge with Main St.
16. Can the Sanitary and Storm drains handle this impact? We have experienced flooding in our basements, especially when the water level at the creek at York and King St. East increases.
17. One cannot see the proposed 60 parking spaces on the drawing provided. Better detail is required for us to comment.
18. Due to the history of this area, soil and groundwater samples should be taken to ensure that the zoning change meets O. Reg. 153.
19. This area is UD-5 in the Urban Official Plan. Page 4 of 6, vol 3 – B.2 states:
 - a. The existing low-rise residential built form and scale of these areas shall be maintained;
 - b. Proposals for residential infill shall reflect the house form of adjacent properties.
20. This area is in a flood plain which should be reviewed including and Hamilton Conservation Authority issues.
21. It would not be possible to construct the building without blocking access to the alley between the houses. This would of course hinder our movement.

The letter has been drafted with too little time allowed by the City of Hamilton. Further research is needed for this sort of letter.

Sincerely,

A handwritten signature in black ink, appearing to read "Mr. J. Lewis", written over a horizontal line.

Mr. J. Lewis, B.Sc., C.E.T., EP., C.Chem.

Valley City Lodge 117
63 Main Street
Dundas, Ontario



**The Independent Order
of Odd Fellows**

August 19th, 2014

Greg Macdonald
City of Hamilton
Planning and Economic Development Department
Planning Division-Development Planning, Heritage & Design- West Section
71 Main Street West, 5th Floor
Hamilton, Ontario
L8P 4Y5

FILE NO: ZAC-14-025/UHOPA-14-009

Dear Mr. Macdonald,

Pursuant to the notice regarding the above file number dated August 1, 2014, I am writing on behalf of the IOOF Valley City Lodge 117, who are the owners of the property adjoin both parcels referenced in your note.

We have some questions that we would want answered and we also have some comments to make known for the record.

Firstly our questions.

When will a public meeting on the matter be held?
Will we be able to view a copy of the staff report?
Will there be any opportunity to have input before the report is prepared?

Our comments;

We have several issues that we want to bring to your attention. Firstly, the plans indicate that the proposed building is built right up to the property line of our building, which raises concerns over potential serious damage to a century plus building during construction, and potential interruption to our use and enjoyment of our property. In

Valley City Lodge 117
63 Main Street
Dundas, Ontario



**The Independent Order
of Odd Fellows**

In addition we wonder what the plans are for #10 Baldwin, it seems pretty obvious that the house would be demolished to provide alternate access to the project and this would be unsafe. Our building hosts many young children nightly at the dance studio on the main level, and increase in traffic of this magnitude would be dangerous to them

The proposed building design is not in keeping with the other historic buildings in the area, nor the single family residential homes along Baldwin Street, and York Road. In fact the oldest building in Dundas is just across the street, and our building dates back to the 1800's.

The proposed building will no doubt cause an increase in traffic to what is already a busy road and excessive what is already a confusing intersection. The lack of adequate parking spaces raises a concern over potential abuse of our limited parking at the rear of our building, which impairs the use for tenants and ourselves. We do not see any adequate provisions for proper substantial fencing and proper identification of parking areas. The roads around the corner on Baldwin Street are already narrow with vehicles parked without adding more from this project. In short the density seems far too much for the small parcel of land in such an historic setting.

These are only preliminary concerns that we want heard, there will be specifics when we know the meeting dates and times. We are not opposed to appropriate development in Dundas, but we want to protect the uniqueness and integrity of our property and the feel of the town. To amend the Urban Plan for this development seems wrong, and not in keeping with the character of the neighborhood.

Please confirm receipt of this letter. And we look forward to hearing further.

Valley City Lodge 117
63 Main Street
Dundas, Ontario

Yours truly,
Independent Order of Oddfellows
Valley City Lodge 117

Peter Downey
Noble Grans

Keith O'Brien
Bob Simpson
Martin Wissensz
Trustees

From: [REDACTED]
Sent: August-25-14 9:30 AM
To: Macdonald, Greg
Subject: Proposed Dundas development

Mr. Macdonald,

Re; File#ZAC-14-025/UHOPA-14-009

As an independent specialty retailer located in downtown Dundas, I must none the less express my objection to the proposed construction of a nine storey apartment building near the corner of Governors road and Main street, and directly facing the Dundas Town Hall.

As a merchant of long standing in the community, the prospect of additional residential development here is something which I am sure municipal politicians might feel would be of great benefit. Indeed, I would be remiss if I were to disagree. However, there is a very important variable at play here, and that is the charm and ambience of Dundas proper.

Some years ago, plans were developed for the building of four high rise towers on an industrial site in Dundas (Hatt street). That particular piece of property needed much remedial work, and once the development was under way the appearance of the buildings added to the look, the commerce, and the 'dynamic' of the Downtown core. The space available accommodated the development well, and in turn added to the commercial district very nicely.

With respect to the proposed development across from Dundas Town Hall, the same cannot be said. I am well aware of how much can be incorporated into a vacant lot, and I am sure much could be done with the space. However, one only has to look at the poor planning which was employed back when the apartment buildings on each side of King street East at York in Dundas were approved many years ago, and which continue to plague this area today. As one drives West on King street into Dundas, a veritable dark canyon exists, a canyon which does precious little in creating a welcoming introduction into our town. In addition, a traffic bottle neck was created, including a dangerous lane alignment and traffic hazard which I have experienced first hand.

This community and its' downtown, including its BIA, has worked very hard to foster an environment which visitors nowadays crave. I hear this from visitors and clients alike each and every week as our town welcomes

an increasingly wider audience from areas such as Mississauga, Milton, Oakville, Burlington etc. This proposed development is another thin edge of a much bigger wedge which invariably leads to more high rise development and greater planning errors. The Main street property in question will not add to the charm of Dundas. I'm sure it would look 'pretty'. It will however help erode the appearance of an artistic community whose only crime is in trying to preserve what very few communities can any longer lay claim to...'Liveability', free of rampant suburbanization. Dundas's architecture is one of its great assets. Another nine storey apartment building located as it would be at another entrance point into our town, irrespective of its' creativity, will be a mistake. Conversely, a family friendly green space which visitors and residents alike would use would enhance the entry into our town much more satisfactorily than any residential development will. That application, may not be in either the City of Hamilton's, the developer, or the property owner's best interest, but it would better serve what this community continues to strives for.

Sincerely, Gord Cruikshank

RECEIVED
AUG 26 2014August 23rd, 2014

Greg, A handwritten letter reminds me of the heritage and age of Dundas Ontario. The proposed building at 71 Main Street reminds me more of a mass produced computer print out. I live in West Hamilton, but grew up in Dundas and My father lives at 75 Main Street. His 7th floor apartment will face this new building.

As there is no stopping this construction, my concerns are more centered on what this building will look like. From the pictures and diagrams, it looks like it's being crammed into a space that is too small and does not fit into the heritage look of Dundas. If Tim Hortons on highway 24 in Cambridge can build a location to look old, then this builder can do the same thing. And it should be kept to five-six floors. Extra traffic, parking problems, extra pollution, blocking 75 Main's escarpment view, killing a beautiful parklet are some of my concerns.

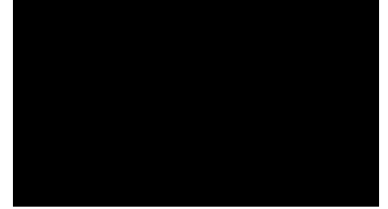
If it needs to be built, help to make it fit into its surroundings. I'm not against progress, but what some find attractive, most don't.

Thank you for your time,

Colin Vedell.

RECEIVED

AUG 26 2014



Greg Macdonald
Planning and Economic Development Department
Planning Division - Development Planning, Heritage & Design - West Section
Hamilton City Hall
71 Main Street West, 5th Floor
Hamilton, Ontario
L8P 4Y5

August 21, 2014

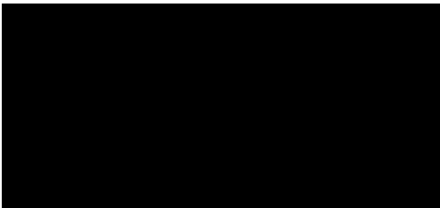
Re: File No: ZAC-14-025/UHOPA-14-009

Notice of Complete Application and Preliminary Circulation to amend the Urban Hamilton Official Plan and Dundas Zoning By-law for the Lands Located at 7 Main Street and 10 Baldwin Street, Dundas:

Dear Sir:

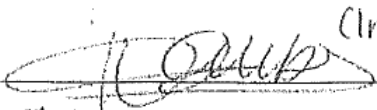
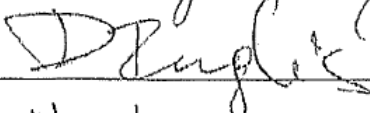

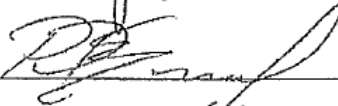
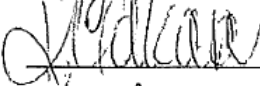
Please find attached a current-state copy of the ongoing petition as signed by various Dundas residents in opposition to the zoning changes referenced in the captioned file number. Over 300 signatures have been collected to date. As additional material increases to these numbers accumulate, additional copies of said signatures will be forwarded to your office.

Respectfully yours,



Petition To The City of Hamilton

We, the undersigned, residents of the Town of Dundas and surrounding areas, want the growth of Dundas to reflect the historic character and nature of our town. We do not want the green space opposite Dundas Town Hall turned into high rise apartment buildings. We do not want houses turned into parking lots or driveways. Therefore we request that you deny the proposal for zoning changes at 71 Main Street and 10 Baldwin St., Dundas.

Signature ^{AND} (Sign your own name. Do not print).	Addresses (Give your full home address or your city and province.)
 (The Waubens)	301 MacNab St Dundas
Siang S. Kang's	9 Coleman Cr. Dundas
 (DEAN INGUIS)	8 KNOLLWOOD CRT. DUNDAS
Ranjana Rianka Singh	6 Lennard cres, Dundas
Julianne Beckett Julianne Beckett	16 Grove St. Hamilton
 SEN HURLEY	114 KENSINGTON AVE #1 MARKETON
 Patrick Emond	358 Fifth Conc W, Millgrove
Leah Macdonald Leah Macdonald	23 Watson's Lane #22, Dundas
Mary Gaud Mary Gaud	76 San Pedro Dr. Hamilton, ON L9C 2C6
 KASIA MAKARA	26 JASLINE ST. Hamilton, ON L8N 2K1
Sarka Ljubic Sarka Ljubinkovic	217 Sulphur Springs Rd, Ancaster, ON L9G 4T7
Corrie Williamson Corrie Williamson	307 Upper Wentworth, Hamilton, ON L9A 4T4
Sashina Singh	6 Lennard cres, Dundas, ON

Petition To The City of Hamilton

We, the undersigned, residents of the Town of Dundas and surrounding areas, want the growth of Dundas to reflect the historic character and nature of our town. We do not want the green space opposite Dundas Town Hall turned into high rise apartment buildings. We do not want houses turned into parking lots or driveways. Therefore we request that you deny the proposal for zoning changes at 71 Main Street and 10 Baldwin St., Dundas.

Name and Signature	Addresses
Alyson MacGregor	455 Aberdeen ^{L8P 2S4} Hamilton
Susan Wheeler	88 Pirie Dr. Dundas.
Madeline Simpson	69 Kipling Rd.
ALISON PAYNE-TATE	12 MAPLEHURST RIDGE
Nancy Macky-Gonella	122 Melville st
Adey Murray	91 South St W
Sophie Kanar	131 weir road
B. MacDungall	72 Mc Grath Et.
Sunanda Bhowre,	1296 Mineral Springs Rd
Robert Smith	667 Harvest Rd #5
Lara Bony.	27 Dalewood Cres.
Karen Jenkins	63 King St W ^{L9H}
Susan Inuma	18 Delsey St Dundas ^{1S1}
Jessica Bernstein.	263 Braithwaite Ave Ancaster, ON.

Petition To The City of Hamilton

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Signature (Sign your own name. Do not print).	Addresses (Give your full home address or your city and province.)
<i>J. Davis</i>	Linda Davis 406-26 Park St. E. Port Credit, ON
<i>Phil Elder</i>	PHIL ELDER, 406-26 Park St. E. Port Credit, ON
<i>Laura Lawson</i>	156 Queen St. Dundas, ON L9H 1A5 905-572-3032
<i>J.M. Norris</i>	J.M. NORRIS 91A King St, Dundas L9H 1B9
<i>D. Scott Munro</i>	D. SCOTT MUNRO, 267 MacNab St. Dundas L9H 2K5
<i>Tracey Martin</i>	Tracey Martin 16 Helen Street Dundas
<i>Bryan Czerneda</i>	Bryan Czerneda 15 King St. West Dundas L9H 1T5
<i>Misty Jackson</i>	228 Hatt St Dundas, ON L9H 2G8
<i>Rachel Rose</i>	Rachel Rose 99 Victoria St. Dundas, ON
<i>Rachel Warner</i>	Rachel Warner 18 Dundas 915-513
<i>D. Fetter</i>	Dan Fetter 80 York Rd Dundas
<i>Warren Snyder</i>	WARREN SNYDER 132 OSBORNE CRES, OAKVILLE ON
<i>P. Widmeyer</i>	P. WIDMEYER 38 Lynnhaven Crt Kitchener ON N1G 1G1

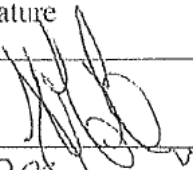
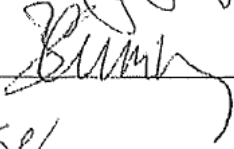
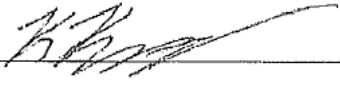
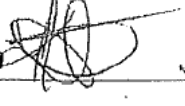
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Name and Signature	Addresses
Barb Nowicki	979 Stott Rd, Dundas ON
Onielan	14 South St
Barb Ridley	10 South St - W.
Alice Cooper	81 CREIGHTON RD.
Genda Lucher	62 Howard Alky
Gabriela Hidalgo Judith Hidalgo	90 Park St W, Dundas
Judith A. Eadie	230 Melville Street Dundas
Jim Thomas	89 Cameron Ave Dundas
Bob CERNAPP	21 Central Park Ave Dundas
AEGYTS	40 Robinson St - Hamilton
Paul W. Andrews / Pal W. Andrews	11 Overfield St. Dundas

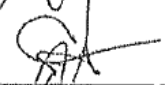
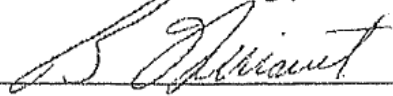

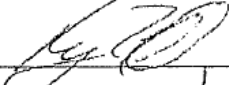
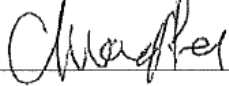
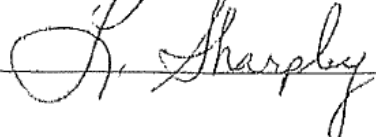
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Name and Signature	Addresses
ADRIAN MANNEN 	39 Dundas Crescent Dundas
Brian Cumming 	5 Helen St Dundas
Joan Murrell	57 McGregor Ancaster
JERRY BRENNAN	205 Pleasant Ave, Dundas
JAY YATULLS	1 Ancaster St-E Dundas
Kasper Kucylo 	1856 Main st W Hamilton
Alejandro Collados Nunez	92 Strand ^{ca} Hamilton
Pau Torres	6646 15th sideroad N: ton
Lisa Hudson	19 Sherwood Rise Dundas.
Kier Thompson 	1 Baldwin street Dundas

Petition To The City of Hamilton

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Name and Signature	Addresses
Linda Riley	86 HUNTINGWOOD AV. Dundas
Cheryl	2623 Bunker Rd.
	109 Loyalist Dr.
J. Meriault	39 Edgevale Rd.
	39 Edgevale Rd.
Sallie Bell + Russell Bell	84 Hopkins Court
Keshia Barton 	335 King St West Dundas
Roy Tol 	244 King St Dundas ON
Charlie Meeley 	17 Cayley St, Dundas, ON
Brian Walker	27 Wellington St Dundas
Caroline Burns	56 Baldwin St. Dundas
Serena Manwee	821 Bryan Crt 821 Watson Ave
Sept Watson	17 Cameron Avenue
	107 Allurst Ave

Petition To The City of Hamilton

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Name and Signature

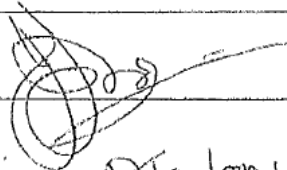
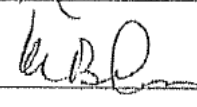
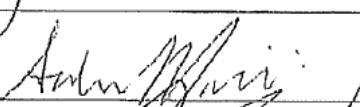
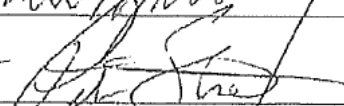
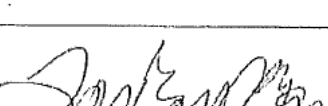
Addresses

Name and Signature	Addresses
Francis Walsh	21 Main St. Dundas
Sara Miller	6 Cowley Ct, Dundas
K Macdonald	42 Wilmar Cr, Dundas
Steve Gentles	69 Alma St, Dundas
JAMES DAVIS	41 Briewood Dr. DUNDAS
CARRIE MOORE	87 ROBINHOOD DR DUNDAS L9H 4G2
Rachel Hesson-Bolton	305 Hatt St. Dundas L9H 2H6
Craig Spear	104 King St. W Dundas ON L9H 1G3
Randy Cameron	147 Park St West Dundas L9H X8
Rich Chiniborch	1410-50 Goreman's Rd, Dundas, ON L9H 5M3
Adam Bienenstock	223 Park St W, Dundas ON L9H 1X
EWEN LEWIS	305 HATT ST. DUNDAS.
Aaron Neal	178 Napier, Hamilton L8R 1S.
Michel Ray-Zarate	20 Riding Park Pl Dundas L9H 0B1

3

Petition To The City of Hamilton

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Name and Signature	Addresses
JEFF TAYLOR 	64 Duncairn Dr. Hamilton
DOROTHY TAYLOR	Dundas " " " "
Cindy Koehl	Hamilton
MIKE BELMORE 	7 Sanctuary Dr Dundas ON L9H 3R7
ANDREW YIP	Hamilton
Tracy Hersey	156 Melville St L9H 7R8
Andrea Mancini 	Hamilton
PETER STEWART 	Dundas ON
Margaret Lees	321 King St. W. Dundas
Karen Moncrieff	22 Marion Cres Dundas, L9H 1S1
J. Gibbon	300 Roxford Dr. Hamilton
La Mear 	7 Helen St.
M. Saff	75 Main St. Dundas
Rhoda Mark	8 Walnut St.

Petition To The City of Hamilton

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Signature (Sign your own name. Do not print).	Addresses (Give your full home address or your city and province.)
EOLD Ross	46 WITHERSPOON ST DUNDAS ON
Remy Ross	" "
A. Hutyra	1 Agincourt Court S.C.
Jackie Marie	6-211 YORK RD, DUNDAS
James Winch	55 witherspoon st.
S. Sabalos	15 Sydenham St.
J.A.	114 Newcombe Rd
Dawn Miller	60 SYDENHAM ST.
Amanda May	397 King St W Dundas.

Petition To The City of Hamilton

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Signature (Sign your own name, Do not print).	Addresses (Give your full home address or your city and province.)
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Edwin	450 ...
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Charles ...	1 Main
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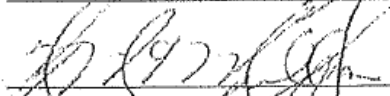
	330 Cedar St Gloucester
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Shelby Firth	21 winegarden trail
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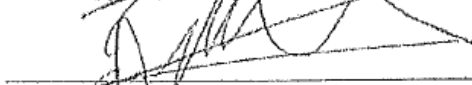
Mike Schulte	54. Backcourt,
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Dundas	88 Lakeport Rd. St. Catharines
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Mike ...	5 Mackin Ct, Guelph
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	120 Dorchester Dr Guelph
---	--------------------------

	1075 ...
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	22 Green Meadow Way, Dundas
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	95 PARK ST W. DUNDAS
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Signature (Sign your own name. Do not print).	Addresses (Give your full home address or your city and province.)
Chelsea Scudlett	47 Helen St Dundas, ON
Jan Cameron	2 Pimlico Dr Dundas Ont.
Cal. Kemp	654e Place
B. Stephenson	156 Telford Ave, Ham.
a. Graham	46 Grandville Ave Hamilton
Scott Rose	1838 main St W, Ham. Ont
M. Hill	115 ^{8th} Coleridge West
[Signature]	93 Kyle Ave Dundas
A. Hill	29 Bract St S
Cynthia [Signature]	59 Watson's Lane Dundas ON

Petition To The City of Hamilton

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Signature
(Sign your own name. Do not print).

Addresses
(Give your full home address or your city and province.)

Stephen Palmer 162 Melville St. Unit 7
Dundas

[Signature] 5821 Gorewood Rd London ON

[Signature] 111 West 33rd Hamilton

Guy Lodes 56 Hartingwood Avenue

[Signature] 395 York Rd

[Signature] 29 Tweedsmuir Ave.

[Signature] 29 Tweedsmuir Ave.

Carmel Letson 31 Watson's Lane, Burlington

[Signature] 111 Gore St 137 Cambridge

[Blank lines for additional signatures and addresses]

Petition To The City of Hamilton

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Signature (Sign your own name. Do not print).	Addresses (Give your full home address or your city and province.)
<i>Caroline Brown</i>	<i>58 Baldwin St Dundas Ontario</i>
<i>Lillian Walby</i>	<i>27 Wellington St Dundas Ontario</i>
<i>Pyskock</i>	<i>29 Hopkins Crk Dundas</i>
<i>Street Hustler</i>	<i>306-1000 COOLESIDE DRIVE DUNDAS</i>
<i>Meredith Hicks</i>	<i>72 Sundial Crw. Dundas</i>
<i>Ken Brault</i>	<i>2 LIVINGSTON TRAIL, DUNDAS</i>
<i>JB Bradley BE</i>	<i>2, Livingston Trail Dundas</i>
<i>M. Brown</i>	<i>78 Skyline Dr, Dundas</i>
<i>Jerome [unclear]</i>	<i>32 King St East</i>

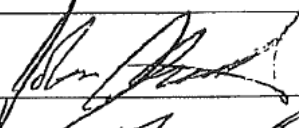


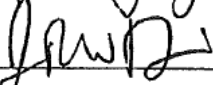

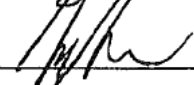
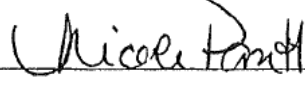
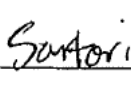
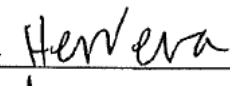
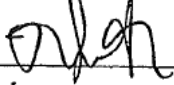
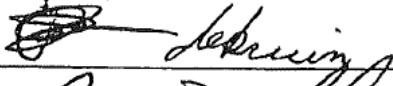
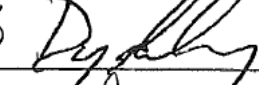
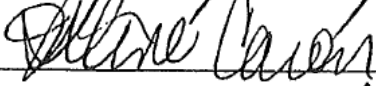

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Name and Signature	Addresses
Amy Smith	21 Delsey St Dundas
John Prentice	363 Moxley Rd.
Katie West	21 Sleepy Hollow CRT
Steve Mackin	" " " "
Shawn Tullotson	18 Sanctuary Dr
Vance Tullotson	18 Sanctuary Dr.
W Bluse	402 York Rd 0
M M	402 York Rd
Charles Ok	91 King St. E
P. Handman	12 K K K K
Matt Bontz	50 South St. WEST
Gabriel Biffert	12 CONCORD AVE
Vance Smith	12 CONCORD AVE
J Marshall	39 PARK STW
Pat Bower	18 Dundas St

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Name and Signature	Addresses
Joleen Schmidt 	156 Oakwood Avenue L8S 1Z4
Talysha Bjold - Abu 	6184 Maple Gate Circle
Hanna Jordan 	7 FORDY Street L8S 7A9
	592 Tomahawk Cres.
	29 Ravine Dr. L9H 6K7
Julie Wilkerson 	39 Royal Ave #2 L8S 2C3
Nicole Porrett (Nicole Tomell) 	2249 Meadabrook L7P 2B2
Lynn Sartori 	88 Orfield Rd L8S 2M9
Wanda Herrera 	4405 Gloucester Rd Mt. Hope L0R 1W0
	24 Kitherspoon Dundas, ON
	207 WENTWORTH ST. N.
Eip Dyball 	207 WENTWORTH ST. N.
Allene Carson 	5 OGILVIE ST. #506
KIRSTY SIMPSON 	28 MCLAM ROAD

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Signature (Sign your own name. Do not print).	Addresses (Give your full home address or your city and province.)
<i>Gwen Jankovic</i>	R.R. 1 Dundas. 830 Pleasant Ave. Dundas.
<i>Barkara Wood</i>	24 Autumn Leaf Rd "
<i>Spina Wood</i>	" "
<i>Lizzy</i>	121 Turnbull Rd.
<i>[Signature]</i>	" "
<i>[Signature]</i>	" "
<i>Alex Brown</i>	34 Hunter St. Dundas.
<i>[Signature]</i>	34 Hunter St. Dundas
<i>[Signature]</i>	178 Old Nestor.
<i>[Signature]</i>	471 Old Brook Rd
<i>Natalie Henley</i>	50 Jerome Park Dr.
<i>Alyo</i>	42 - Dundas St.

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Signature (Sign your own name. Do not print).	Addresses (Give your full home address or your city and province.)
Wayne Pates	42 Brock St - Dundas
TOE PALA	20 1/2 Park St W. - Dundas
Stella Kopaczynski	20 1/2 Park St W - Dundas
Travis Taplay	99 Sydenham St
Shannon Chartrand	101 Cameron Ave, Dundas
Judy Messner	4000 Creekside Drive Dundas
Kad Michner	4000 Creekside
Kevin	167 Watson's Lane Dundas
Dylan	55 Summitview Drive Dundas
Tina	1418 Parkview Ave
Joan Miller	10 Huntingwood Ave Dundas
D. Spiller	10 Huntingwood Ave. Dundas
Richard	183 Park St. W. Dundas

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Signature (Sign your own name. Do not print).	Addresses (Give your full home address or your city and province.)
<i>[Signature]</i>	8 Parkway Place Dundas Or.
<i>[Signature]</i>	" "
<i>[Signature]</i>	47 Forest Valley Cres. Dundas
<i>Kathy Houghton</i> <i>Laurelle</i>	47 Forest Valley Cres., Dundas, ON
<i>Laurelle</i>	27 South St. W, Dundas
<i>Hans U. Gahr</i>	27 South St W Dundas
<i>[Signature]</i>	30 King St E, Dundas
<i>[Signature]</i>	30 King St E Dundas
<i>Karen Gure</i>	20 Lyndale Dr. Dundas
<i>[Signature]</i>	20 Lyndale Dr Dundas
<i>Paula C. Post</i>	89 York Rd
<i>Jos Post</i>	89 York Rd Dundas
<i>[Signature]</i>	RR#1 Dundas

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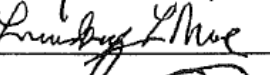
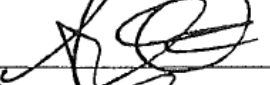
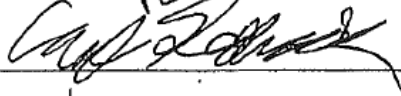
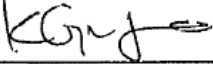
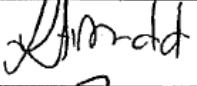
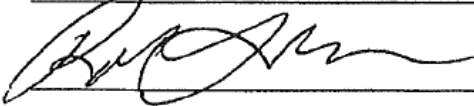


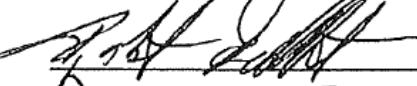

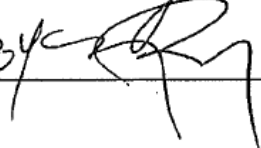
Signature (Sign your own name. Do not print).	Addresses (Give your full home address or your city and province.)
<i>Liz Hawk</i>	18 Spencer Ave Dundas ON
<i>Alan P. Lyop</i>	202 - So King St. E
Wayne Smith.	23 Hunter St Dundas ON
<i>[Signature]</i>	54 York Rd Dundas
<i>[Signature]</i>	26 Baldwin St Dundas, ON
<i>[Signature]</i>	26 Baldwin St Dundas, ON
<i>[Signature]</i>	26 Baldwin St Dundas, ON
<i>[Signature]</i>	5-21 Dundas St, Dundas, ON L9H 1A2
S. Clarke	29 Ann St. Dundas ON
B. Peacock	467 Old Brock Rd Dundas
<i>[Signature]</i>	172 Robinson St
<i>[Signature]</i>	172 Robinson St
<i>[Signature]</i>	42 Beach St S

Petition To The City of Hamilton

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Name and Signature .

Addresses


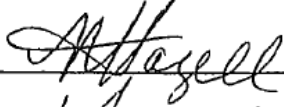
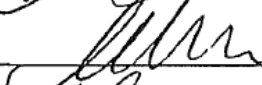

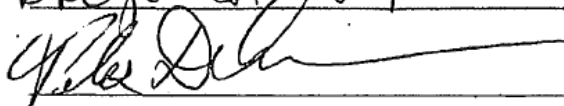

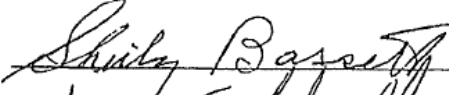
Name and Signature .	Addresses
JERRY BARNICK 	46 Maple Ave.
 Lindsay L'Homme 	Dundas St
Lindsay L'Homme 	27 King Street E
Samantha Graham 	
Carl Seabrook 	
Kylie Guja 	8 Brock St. S..
 Donald	18 Dundas
 Rick Wilson	70 St.
Chris Livesey 	4 WILLOW TREE
Sue Phillips 	31 Tally Ho
	42 James
Randy Eastwood	Rd 1
Debra Rooney 	144 WATSON'S LANE DUNDAS
MICHAEL ROONEY 	144 WATSON'S LANE DUNDAS

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Name and Signature

Addresses

Name and Signature	Addresses
Chris Veurink 	37 Tweedsmuir Ave Dundas
	28 Mayfair Ave, Dundas
W. Bradford	20 TAYWOOD CRT.
 Alan Delean	20 Taywood CRT 284 Park st W.
 Brenda	10 Johnst Dundas 17 Ridgewood BLVD
	" " " "
Blake Bell	88 Hopkins crt
Donagh Burns	45 Oak Avenue
	2051 Hwy #6 18 Spencer Ave
Sandra Caldwell	68 Highland Pk Dr.
	13 Sydenham
Sam Caldwell	68 HIGHLAND PK. DR.

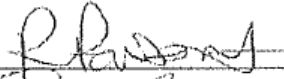
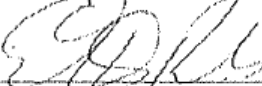

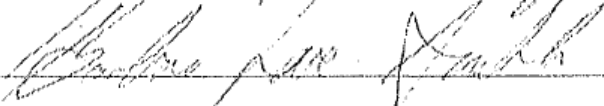

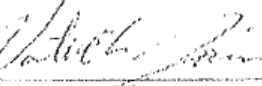
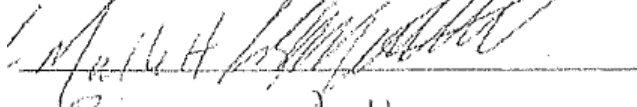
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Signature (Sign your own name. Do not print).	Addresses (Give your full home address or your city and province.)
E. B. V.	14 DUNDAS CLOSE DUNDAS
Sergey Krachkovskiy	907-1830 Main St W Hamilton
Rinda Hannon	16 GAINES AVE DUNDAS
L. Hannon	16 GAINES AVE DUNDAS
E. Duns	7 HARPER ST Wetherdown Dundas
B Paul	Dundas Co
B. JENKINS	75 MAIN ST #502 DUNDAS
G. Lewis	11 DUNDAS C. DUNDAS
Danya Scime	367 HUFFS W DUNDAS
Marjorie Hannon	75 Main St Dundas
Helma Hannon	75 Main St. Dundas

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Name and Signature	Addresses
ROBIN PARSONS 	11 Hope St. Dundas.
Ed DeBour 	14 DAVID ST
Nolan Kennelly 	75 Amy St.
	99 Main St
Lynn Miller	68 Main St
	16 Helen Street
Patrick Jarvis 	13. 7 Davidson Blvd.
Maggie Clarke	29 Ann street.
Suni Zao	116 Hillview Street
Vic Rutkowski	7 DAVIDSON BLVD
Jennifer Rutkowski	7 Davidson Blvd
M Hunter	21 Weybridge Trail
	3 Willoughlen Court, Dundas.
Shelley Thellett	3 WILLOUGHLEN CT DUNDAS



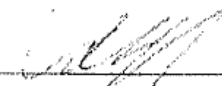


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Signature (Sign your own name. Do not print).	Addresses (Give your full home address or your city and province.)
<i>[Handwritten Signature]</i>	14 James St Dundas Ont
<i>[Handwritten Signature]</i>	33 [unclear] Dundas
<i>[Handwritten Signature]</i>	55 TERRACE DR.
<i>[Handwritten Signature]</i>	500 [unclear] Dundas
<i>[Handwritten Signature]</i>	4 York St Dundas Ontario L9H 1R2
Thomas [unclear]	4 York St Dundas Ontario L9H 1R2
<i>[Handwritten Signature]</i>	24 Rosedene Ave Hamilton
<i>[Handwritten Signature]</i>	74 [unclear] Dundas
<i>[Handwritten Signature]</i>	14-10 Davidson Blvd Dundas L9H 1R2
<i>[Handwritten Signature]</i>	14 Bertram Dr Dundas ON L9H 4T1
<i>[Handwritten Signature]</i>	5 YORK ST.
<i>[Handwritten Signature]</i>	5 YORK ST.
<i>[Handwritten Signature]</i>	#302 50 MAIN ST. DUNDAS L9H 6P6

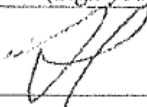
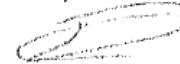
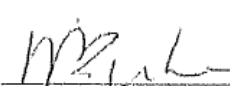
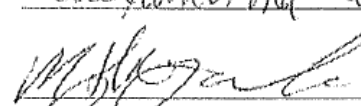

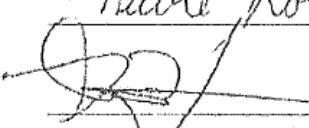
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Signature (Sign your own name. Do not print).	Addresses (Give your full home address or your city and province.)
	9 S. SPENCER AVE DUNDAS
	9 SPENCER AVE DUNDAS
Name Mahani	1 BOWEN AVE DUNDAS
A Bar	" "
Ent. Biko	474 Bay St. North
	174 Old arcaster road
Cor. Sallan	157 Castorville road
	136 Hillcrest Ave Dundas
	44 miller st Dundas.
Kim Keaton	20 Oak Avenue, Dundas
Sara Callahan	Hamilton, ON

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Signature (Sign your own name. Do not print).	Addresses (Give your full home address or your city and province.)
	54 YORK ROAD, DUNDAS ON L9H 1K1
	10 HILLSDALE COURT, DUNDAS ON
	10 Hillside Ct Dundas ON L9H 6K2
J. Hamman	128 CHAREWOOD AVE, HAMILTON L9A 3A5
Alexandrina Simbrell	101 Broadway #16 Hamilton, L
	7 Heathcote Ave, Waterdown
	150 Davidson Blvd Dundas
Nicole Ross	146 Belmont Ave Hamilton L8L 7M3
	1354 Boland St. Burlington ON N2L 1K2
Ken Duffner	58 Baldwin St Dundas ON L9H 1H8
Ken Duffner	58 Baldwin St Dundas L9H 1H8
Chris Milne	13 Allan Ave Dundas ON
Melissa Manford	101 Governor Rd Dundas

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Signature (Sign your own name. Do not print).	Addresses (Give your full home address or your city and province.)
<i>Robert Kelly</i>	20 MAIN ST, DUNDAS, ON
<i>Rachelle Peep</i>	9 Wilma Av. Dundas, ON
<i>Kim Peep</i>	9 Wilma Av Dundas ON
<i>Dee Anderson</i>	50 Main Street #214 DUNDAS ON
<i>Michael Keck</i>	20 BALDWIN ST DUNDAS ON
<i>Michael Keck</i>	16 Woodlawn St Dundas, ON
<i>Robert Keck</i>	21 Dundas St. Apt #11 DUNDAS ON
<i>Cony Keck</i>	31 Dundas St. Apt #2 Dundas, ON
<i>Patricia Peep</i>	26 Baldwin St Dundas
<i>Patricia Peep</i>	14 Baldwin St Dundas ON
<i>Mary Peep</i>	11 Main St Dundas, ON
<i>Mary Peep</i>	11 MAIN ST DUNDAS ON
<i>J. White</i>	50 MAIN ST. DUNDAS ON

