

From: Singh, Tiffany
To: 'dundaspharmasave@gmail.com'
Cc:
Subject: Inquiry Re: 118 Hatt St. Rezoning Application ZAR 16-028

Sent: Fri 27/05/2016 10:08 AM

Hi Sam,

Further to our conversation the proposal for 118 Hatt Street is to rezone the lands to permit the use of a medical office. Specifically, the owner intends on opening an Ophthalmologist office.

The total lot area is 2,337.4 sq.m. and the building is a one-storey building with a gross floor area of 343.2 sq.m. The owner intends on maintaining the current site layout and massing of the building by making minor modifications to the existing building resulting in a new gross floor area of 360 sq.m.

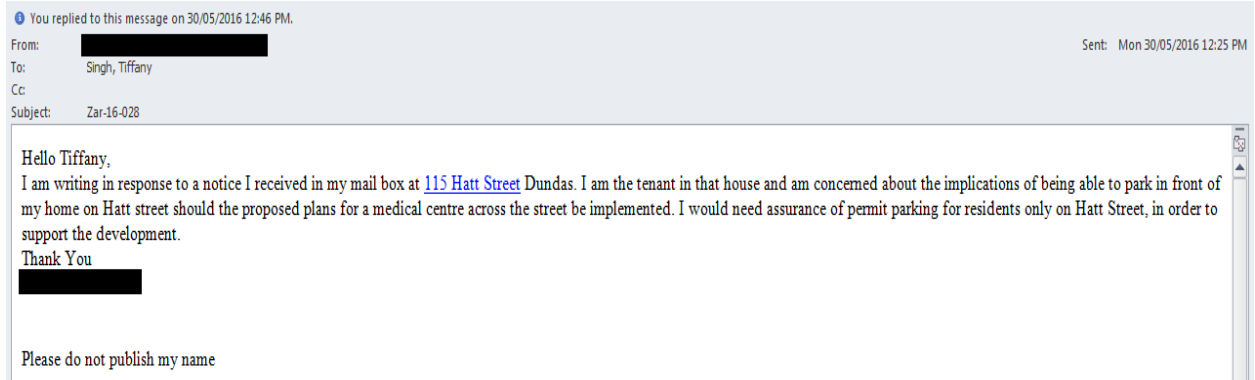
Once the application has gone through the City's internal process a revision to the sign erected on the site will be made indicating when the public meeting will be held. You should also receive notification of this in the mail.

Let me know if you have any further questions.

Regards,

Tiffany Singh
Planner I

Development Planning, Heritage & Design, Urban Team
Planning & Economic Development Department
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71 Main Street West, 5th Floor
Hamilton ON L8P 4Y5
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RECEIVED

JUN - 2 2016

May 31, 2016

VIA REGULAR LETTERMAIL

Planning and Economic Development Department
Development Planning, Heritage and Design
71 Main Street West, 5th Floor
Hamilton, ON L8P 4Y5

RE: Notice of Complete Application and Preliminary Circulation for An
Application by 1722276 Ontario Inc. for a Zoning By-law Amendment
for Lands Located at 118 Hatt Street, Dundas (Ward 13)

Dear Sir:

This letter is to qualify our position with respect to the attached application. As landlord, we have genuine concern with any change that seeks to potentially cannibalize existing business in the immediate area. We note that available space for medical currently exists in the area and adding further space for similar uses undermines our development and its dynamics.

We remain sympathetic to the need for physicians in any community and recognize the varieties of specialties that exist within the profession. We are strongly opposed however, to any provision that provides for methadone treatment and/or pharmacy. These uses are well serviced currently. We are also strongly opposed to any relief for parking requirements as such relief adds to the already chronic issues on our site from leech parking and imposes on going costs for policing and regulation.

I trust that proper due diligence and discretion will follow in your consideration.

Sincerely,

POCRNIC REALTY ADVISORS INC.

A handwritten signature in black ink, appearing to read 'Steve M. Pocrnic', is written over a large, loopy circular flourish.

Steve M. Pocrnic, AACI, P.App., CCIM, A.I.M.A.
Broker of Record

SMP/ld

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