

June 13, 2017
15 Lester Ave.
Hamilton, Ont.

Re: File ZAR-16-061

When thinking of increased restaurant space at this plaza, I see future need for expanded parking space. Where is this to be created? Is this the reason for removal of trees from this property?

The owners of this property do little to create a pleasant green area along Bymal Rd. E. Removing trees will only detract from an already unattractive lot, leaving less green space. Other properties, McDonald's, Curpant Ford and Bay King Motors maintain attractive green areas along Bymal Rd. E. which are eye-pleasing. The City of Hamilton promotes tree-planting, as is seen along Upper James and in private residential areas.

At present the speed limit on Bymal Rd. in this area is 60 kph. Even Upper James in this same area is only 50 kph.

At present there are many entrances/exits from existing businesses along Bymal Rd. E. which cause dangerous situations for traffic. I suspect that creating additional restaurant space will only result in increased traffic in an already congested area.

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Vehicles make dangerous turns, speed through the area, cross five lanes of traffic when exiting Shepper's Drug Store to enter Groceries.

Severer trucks use lanes for loading and unloading vehicles for both Airport and Bay King Motors. Making it difficult to access Ryckman St from Rymal and Rymal from Ryckman St.

Due to increasing traffic, speeding vehicles and new businesses with access to Rymal E it has become difficult, even dangerous, to enter Rymal Rd. E via Ryckman St.

My concerns for increasing restaurant space in this plaza are decreasing green space and increasing traffic in an already congested area.

Sincerely
Marjorie Leake