

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  
City of Hamilton  
71 Main Street West, 5<sup>th</sup> Floor  
Hamilton ON L8P 4Y5  
t. 905.546.2424 ext. 1334  
f. 905.546.4202  
e. [Tiffany.Singh@hamilton.ca](mailto:Tiffany.Singh@hamilton.ca)

You replied to this message on 30/05/2016 12:46 PM.

From: [REDACTED]  
To: Singh, Tiffany  
Cc:  
Subject: Zar-16-028

Sent: Mon 30/05/2016 12:25 PM

Hello Tiffany,

I am writing in response to a notice I received in my mail box at [115 Hatt Street](#) Dundas. I am the tenant in that house and am concerned about the implications of being able to park in front of my home on Hatt street should the proposed plans for a medical centre across the street be implemented. I would need assurance of permit parking for residents only on Hatt Street, in order to support the development.

Thank You  
[REDACTED]

Please do not publish my name



TS

RECEIVED  
JUN - 2 2016

May 31, 2016

VIA REGULAR LETTERMAIL

Planning and Economic Development Department  
Development Planning, Heritage and Design  
71 Main Street West, 5<sup>th</sup> 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, light-colored oval shape.

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

SMP/ld

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